

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

January 19, 2020

PUBLIC COMMENTS

MFP SILVER FALLS DISTILLERY & BOTTLING PLANT SUP BACKGROUND INFO & QUESTIONS

The Silver Falls Distillery & Bottling Plant will, per the Special Use Permit, *"import, produce, bottle, package, store and distribute a variety of liquors/spirits"*.

➤ 2018 Cascade County Zoning Regulations (CCZR)

○ Section 2. Definitions

Distillery

Establishment engaged in manufacturing, assembly, fabrication, packing or industrial processing of products from raw materials including the chemical transformation of materials or substances into new products, and blending of materials including liquors.

○ 7.2.4 Uses Permitted Upon Issuance of a Special Use Permit (SUP)

(26) Distillery

Note: The distillery definition and special use was added to the CCZR on June 13, 2017. Of interest is that the initial public awareness of the proposed Madison Food Park complex was in the Great Falls Tribune in October 2017.

➤ MCA Definitions 16-4-310

- "Microdistillery" means a distillery located in Montana that produces 200,000 proof gallons or less of liquor annually.
 - Note: Per SUP, at peak production the distillery is projected to produce 574,257 gal/year so will not be considered a microdistillery.
- "Produces" means the distillation of liquor on the premises of the distillery licensee.

➤ MCA Definitions 16-4-312

- "Domestic distillery"
 - (1) A distillery located in Montana and licensed pursuant to MCA 16-4-311 may:
 - Import necessary products in bulk.
 - Bottle, produce, blend, store, transport, or export liquor that it produces.
 - Perform those operations that are permitted for bonded distillery premises under applicable regulations of the United States department of the treasury.

C.K. Craven
Homeowner

- **Administrative Rules of Montana 42.13.111**
 - "Distilled spirits" means alcoholic beverages that contain ethyl alcohol and generally are the result of distillation of fermented materials. Examples include whiskey, gin, vodka, cordials, liqueurs, and flavored brandies. Distilled spirits do not include alcoholic beverages that are defined as beer or wine by the Montana Alcoholic Beverage Code.
- **Water Usage Info from MFP Silver Falls Distillery & Bottling Plant Special Use Permit**
 - At peak production yield will be up to 2,900,000 bottles (750-mL each)
 - Estimated water usage for the distillery is 1,600 gpd (1.28-1.52 ac-ft/yr)
 - No calculations were provided for that estimated usage
- **Wastewater Info from MFP Silver Falls Distillery & Bottling Plant Special Use Permit**
 - Solid waste estimate for distillation waste is 50 lbs/day
 - Solid waste estimate for packaging waste is 50 lbs/day
 - Solid waste estimate for employee waste is 60 lbs/day
 - Subtotal solid waste equals 160 lbs/day
 - Liquid process wastewater is 1,150 gpd (0.92-1.09 ac-ft/year)
 - With 5-6 day work week, 300,000-600,000 gal/year
 - Liquid domestic wastewater is 450 gpd (via septic tank and drain field)
 - No calculations were provided for the above waste amounts

BASIC ALCOHOL DISTILLATION PROCESS

- Alcohol production in distilleries requires raw materials preparation, fermentation, distillation and packaging.
- Ground water is the main water source
- Water is pumped out of deep wells and distributed to various points of water utilization
 - A significant volume of water is consumed for molasses dilution, bottle washing, and yeast preparation.
- Alcohol distillation uses different grains, malted barley and molasses as raw materials
- Fermentation uses yeast to take the sugars from fruit and grains, which breaks down into carbon dioxide and alcohol.
- Once the yeast has done its job, the distiller is left with a "wash" that has an alcohol content of approximately 10%. In order to turn this wash into a spirit of one kind or another, the art of distillation is necessary
- The distillation process includes three stages
 - Dilution of the molasses with water to attain needed percentage of sugar
 - Molasses contains about 40 – 50% sugar content. In order to facilitate the fermentation process, this concentration is brought down in the range of 10 – 15% by addition of fresh water
 - Acidification with sulphuric acid for fermentation with the help of yeast
 - Multistage evaporation

- The process stream of wastewater removes the water and other constituents and is the primary spent wash
 - It takes from 3 to 10 kg of molasses to produce 1 L of alcohol, which produces 10-15 L of spent wash.
 - 1 US gal = 3.7854 L
 - 1 L = 0.264172 gal
 - 10 L = 2.64172 gal
 - 15 L = 3.96258 gal
 - Peak production is estimated at 2,900,000 bottles
 - Each bottle is 750 mL = 0.75 L
 - 2,900,000 bottles (0.75 L each) = 2,175,000 L
 - 2,175,000 L x 0.246172 gal/L = 535,424 gal of liquor produced
 - If 10 L of spent wash is produced with 1 L of liquor, that equals 2.64172 gal of spent wash per 1 liter of alcohol produced
 - 2.64172 gal of spent wash per 1 L of alcohol x 535,424 gal equals 1,414,440 gal spent wash for 2,900,000 bottles alcohol produced/year
 - ✓ If 260 work days...
 - 5,440 gal spent wash/day
 - ✓ If 310 work days...
 - 4,563 gal spent wash/day
 - If 15 L of spent wash is produced with 1 L of alcohol, that equals 3.96258 gal of spent wash per 1 L of alcohol produced
 - 3.96258 gal of spent wash per L of alcohol x 535,424 gal equals 2,121,660 gal spent wash for 2,900,000 bottles alcohol produced/year
 - ✓ If 260 work days...
 - 8,160 gal spent wash/day
 - ✓ If 310 work days...
 - 6,844 gal spent wash/day

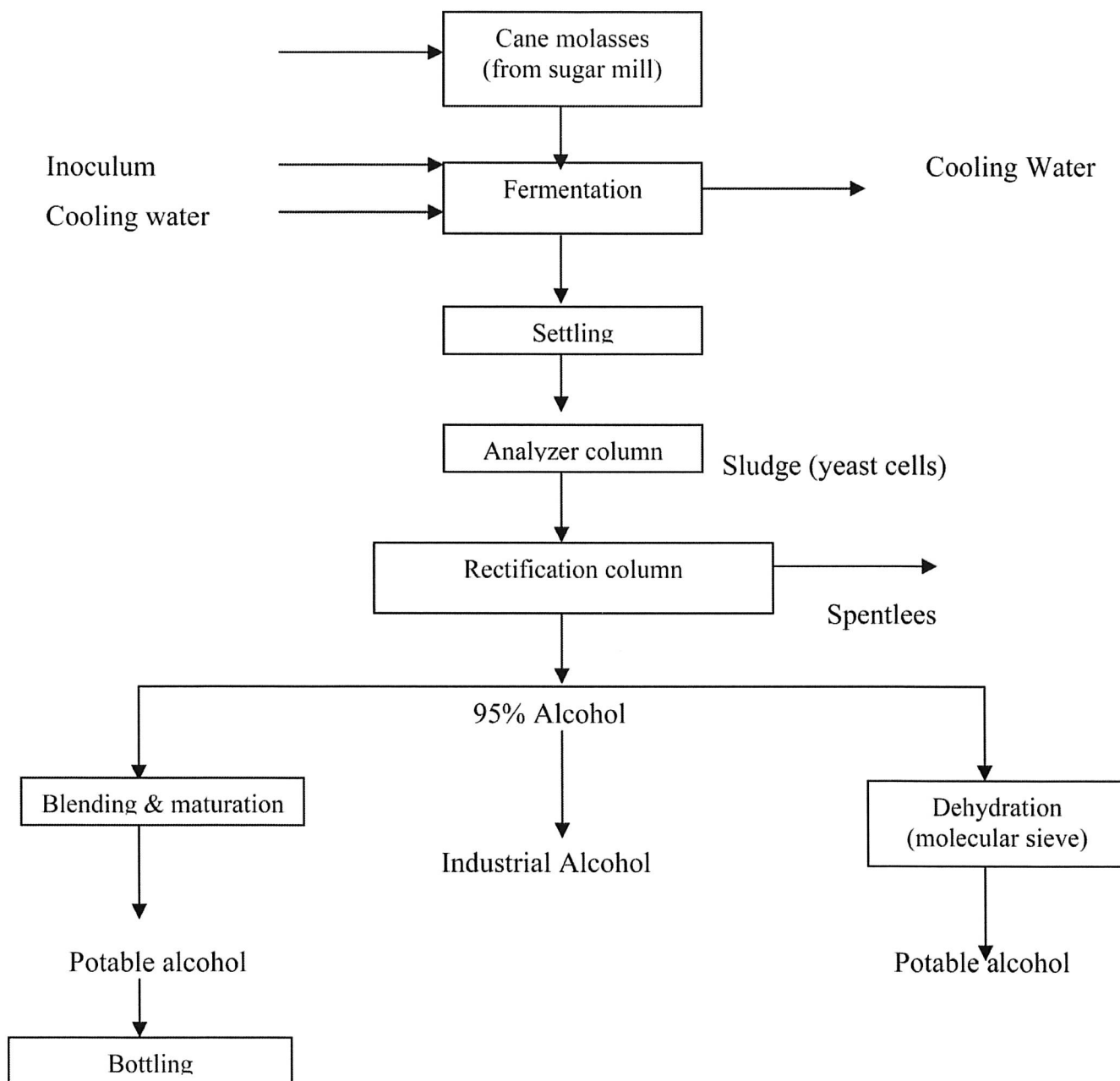
Water Use in Distilleries

A distillery requires fresh water for the following processes:

Process Application	Fermenter Cleaning
Molasses Preparation	Fermenter Cooling
Yeast Propagation	Condenser Cooling
Steam for Distillation	Floor Wash
Cooling Water	Bottling Plant

Apte, S.S., Hivarekar S.B. *Distillery Condensate and Spent Leese Treatment for Complete Reuse: An Approach towards Zero Intake*. Int J of Emerging Technology & Adv Engineering. Vol 4, Issue 9, Sept 2014.

Figure 2. Process Description



From Kharayat Y. *Distillery wastewater: bioremediation approaches*. J Integrative Env Sciences; 9:2, 69-91, 2012.

QUESTIONS FOR MFP & PLANNING DEPARTMENT

- 1) How did you determine estimated water usage? Please provide your calculations for the amount of estimated water use.
- 2) How did you determine estimated wastewater? Please provide your calculations for the amount of estimated wastewater.
- 3) Please confirm that this SUP is being reviewed based on peak production numbers provided by MFP, which will occur by year three (+/-) and that this SUP is being reviewed based on the planned site-based bottling plant.
- 4) Please explain in more detail how distillation solid waste will be managed.
- 5) Please explain in more detail how distillery liquid waste will be managed to mitigate the known pollutants in such waste. Does the effluent have known adverse effects on land that would be a problem for spray irrigation of the distillery effluent?
- 6) Will the distillery and the cheese plant each have their own dedicated lined wastewater ponds and wastewater management?
- 7) Please define "best management practices" for wastewater treatment. Are you committed to lined storage ponds or to "other best management practices"?
(From SUP "All wastewater treatment and/or storage ponds will be designed such that they are safeguarded against impacts to local groundwater and surface water by utilizing adequate liners and/or best management practices to avoid leaks and spills.")
- 8) Will the distillery and the cheese plant each have a dedicated well or will they share the two wells that MFP plans to drill? How will you monitor amount of water used?
- 9) Describe your pre-treatment of spent wash prior to discharge into the holding ponds. What treatment processes, as discussed in current research, will you be using?
- 10) Will the results of the aquifer test as performed by a hydrologist be available for public access?

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

C.K. Craven
Homeowner

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Name: Carolyn K. Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Silver Falls Distillery & Bottling Plant SUP

01.19.20 SFD Background Info & Questions ZBOA

01.22.20 SFD Wastewater

This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

January 22, 2020

PUBLIC COMMENTS

MFP SILVER FALLS DISTILLERY & BOTTLING PLANT SUP WASTEWATER

- **Wastewater Quantity Info from MFP Silver Falls Distillery SUP**
 - Liquid process wastewater from distillery is 1,150 gpd (0.92-1.09 ac-ft/year)
 - With 5-6 day work week, 300,000-600,000 gal/year
(p2 SUP Criteria Responses) ***No Calculations provided for the process wastewater***
 - Liquid cleaning/disinfection waste is 1,150 gal/day (0.92-1.09 ac-ft/year)
(p6 Use Statement) ***No Calculations provided for the cleaning wastewater***
 - Domestic wastewater is 450 gpd (p2 SUP Criteria Responses)
 - 15 gals/emp/day plus visitors = ~450 gal/day (p6 Use Statement)
 - Processed via septic tank and drainfield (p6 Use Statement)
- **Wastewater Treatment Info from MFP Silver Falls Distillery SUP**
 - The proposed project consists of a distillery and will include beneficial use of treated effluent via spray-irrigated crops.
 - The distillery will be served by onsite water and wastewater facilities. Wastewater treatment will be completed onsite using Montana DEQ-approved wastewater treatment system(s). Commonly practiced treatment technologies will be used for managing both domestic and process waste streams, and beneficial reuse of treated effluent will be performed in a manner that is compliant with DEQ and local government regulations. The overall volume of process wastewater generated from the distillery is estimated at approximately 1,150 gallons per day (gpd). With the 5-6 day/week operation, this will result in approximately 300,000-360,000 gallons of process wastewater each year.
 - The process wastewater will be pretreated onsite, then seasonally stored in treatment/holding cells, followed by beneficial reuse in the form of land application of treated effluent on approximately 10-15 acres of cropland, either onsite or on adjacent farmland.
 - Domestic wastewater generation is expected to be the equivalent of approximately one or two residences, 450 gpd. Domestic wastewater will be treated and disposed via a conventional septic tank and drain field, all in strict compliance with DEQ and local standards and regulations.

C.K. Craven
Homeowner

- Water used at the distillery and domestic water will be supplied via onsite wells, a series of transmission mains and potentially storage tanks.
- The water and wastewater systems for the site must be reviewed and approved by the MT DEQ.
- All wastewater treatment and/or storage ponds will be designed such that they are safeguarded against impacts to local groundwater and surface water by utilizing adequate liners and/or best management practices to avoid leaks and spills.
- Fire protection will be provided via onsite storage tanks and booster pumps.

CLEANING/DISINFECTION WASTEWATER

➤ **Cleaning/Disinfection Wastewater Info from MFP Silver Falls Distillery SUP**

- Cleaning/disinfection wastewater is 1,150 gal/day
 - 1,150 gal/day x 260 days = 299,000 gal/year (5-day work week)
 - 1,150 gal/day x 310 days = 356,500 gal/year (6-day work week)

DOMESTIC WASTEWATER

➤ **Domestic Wastewater Info from MFP Silver Falls Distillery SUP**

- Domestic wastewater generation is expected to be the equivalent of approximately one or two residences, 450 gpd.
 - With ~15 gal/emp/day plus visitors = ~450 gal/day
 - 450 gal/day x 260 days = 117,000 gal/year (5-day work week)
 - 450 gal/day x 310 days = 138,500 gal/year (6-day work week)
- Domestic wastewater will be treated and disposed via a conventional septic tank and drain field, all in strict compliance with DEQ and local standards and regulations.

➤ **Employee Info from MFP Silver Falls Distillery SUP**

- Estimated number of full-time employment (FTE) positions by year 3 is 18 FTE.

DISTILLERY WASTEWATER POLLUTION

- Distillery industries are a contributor to the world's economy, but these are also one of the major sources of environmental pollution due to the discharge of a huge volume of dark colored wastewater. This dark colored wastewater contains very high biological oxygen demand, chemical oxygen demand, total solids, sulfate, phosphate, phenolics and various toxic metals. Distillery wastewater also contains a mixture of organic and inorganic pollutants such as melanoidins, di-n-octyl phthalate, di-butyl phthalate, benzenepropanoic acid and 2-hydroxysocaproic acid and toxic metals, which are well reported as genotoxic, carcinogenic, mutagenic and endocrine disrupting in humans, animals and fish. In aquatic resources, it causes serious environmental problems by reducing the penetration power of sunlight, photosynthetic activities and dissolved

oxygen content. On other hand, in agricultural land, it causes inhibition of seed germination and depletion of vegetation by reducing the soil alkalinity and manganese availability, if discharged without adequate treatment. Thus, this review article provides a comprehensive knowledge on the distillery wastewater pollutants, various techniques used for their analysis as well as its toxicological effects on environments, human and animal health. In addition, various physico-chemicals, biological as well as emerging treatment methods have been also discussed for the protection of environment, human and animal health.

Chowdhary P, Ram AR, Bharagava RN. *Environmental pollution and health hazards from distillery wastewater and treatment approaches to combat the environmental threats: A review.* Chemosphere, Vol 194, 229-246, Mar 2018.

- Distilleries are one of the most polluting industries as 88% of its raw materials are converted into waste and discharged into the water bodies, causing water pollution. In the distillery, for every L (liter) of alcohol produced, about 15 L of spent wash is released. Process wastewater includes the spent wash from preparation, yeast propagation, steam for distillation, fermenter sludge, spent lees (spent lees is another type of effluent which is generated from the recovery columns of the distillation process), as well as condensate from the volume reduction unit. Non-process wastewater includes cooling tower blowdown, waste wash water, fermenter cooling, fermenter cleaning, condenser cooling, floor washing, and bottling plant.

Ravikumar R, Saravanan R, Vasanthu NS et al. Biodegradation & decolorization of biometanated distillery spent wash. J Sci Technol; Vol 1(2):1-6, 2007.

Kharavat Y. *Distillery wastewater: bioremediation approaches.* J Integrative Env Sciences. Vol 9, No 2:69-91; June 2012.

Apte SS, Hivarekar SB. *Distillery condensate and spent lees treatment.* Int J of Emerging Tech & Adv Engineering. Vol 4:9; 2014.

- Distillery wastewater and its toxicity is a serious concern worldwide. Unfortunately, if discharged into the environment without proper treatment, it causes serious environmental problems and health hazards in human and animals. Due to very high chemical oxygen demand (COD) and biological oxygen demand (BOD), it causes inhibition of seed germination and depletion of vegetation by reducing the soil alkalinity and manganese availability in agricultural land, whereas in aquatic environments it reduces sunlight penetration and decreases photosynthetic activity and dissolved oxygen content, damaging the aquatic fauna and flora both. If not properly treated the distillery wastewater may affect farm animals. Drinking the distillery wastewater resulted in increased livestock mortality, poor health, and reduced milk yield. Even the human beings living in a distillery wastewater polluted area are affected by skin allergies, headache, vomiting sensation, irritating eyes, fever, and stomach pain. Some of the contaminants, such as certain level of minerals or compounds are not only harmful to health, but also create a long- term effects such as cytotoxic [toxic to cells] and genotoxic [may cause mutations, which may lead to cancer] effects.

Chowdhary P, Khan N, Bharagava RN. *Distillery Wastewater: it's Impact on Environment and Remedies;* Environmental Analysis & Ecological Studies, Feb 16, 2018.

- The alcohol distilleries are growing extensively worldwide due to widespread industrial applications of alcohol such as in chemicals, pharmaceuticals, cosmetics, beverages, food and perfumery industry, etc. The industrial production of ethanol by fermentation results in the discharge of large quantities of high strength liquid wastes. Distillery wastewater is one of the most polluted waste products to dispose because of the low pH, high temperature, dark brown colour, high ash content and high percentage of dissolved organic and inorganic matter with high biochemical oxygen demand (BOD) and chemical oxygen demand (COD) values. Its characteristics are depending on the feed stock and various aspects of ethanol production process. Spent wash pollutes the water bodies in two ways; first, the highly colored nature which can block out sunlight, thus reducing oxygenation of the water by photosynthesis and hence becomes detrimental to aquatic life. Second, it has a high pollution load which would result in eutrophication of contaminated water sources. Distillery wastewater, without any treatment can result in depletion of dissolved oxygen in the receiving water streams and poses serious threat to the aquatic flora and fauna. This review presents an account of the problems associated with distillery wastewater.

Kharayat, Y. *Distillery wastewater: bioremediation approaches*. J Integrative Env Sciences, Vol 9(2):69-91, 2012.

- Distillery spent wash is the unwanted residual liquid waste generated during alcohol production, and pollution caused by it is one of the most critical environmental issues. Despite standards imposed on effluent quality, untreated or partially treated effluent very often finds access to water courses.
- Alcohol distilleries are one of the most polluting industries generating an average of 10-15 L effluent ("spent wash") per liter of alcohol produced. The manufacturing process involves fermentation of diluted sugarcane molasses with yeast. The fermentation lasts about 80h and the resulting product contains 6–8% alcohol. The yeast cells are separated by settling and the cell free broth is steam distilled and rectified to obtain 94–95% alcohol. Fresh water is consumed at various stages of the alcohol manufacturing process, namely yeast preparation, molasses dilution, bottle washing, adjusting the alcohol to the required strength for potable purpose and occasionally, dilution of the treated effluent, prior to discharge. The effluent generated is acidic in nature, has a high BOD and COD value and poses an aesthetic problem due to its color and odor. Consequently, extensive treatment is required before the treated wastewater can meet the stipulated environmental norms.

Chowdhary P, Ram AR, Bharagava RN. *Environmental pollution and health hazards from distillery wastewater and treatment approaches to combat the environmental threats: A review*. Chemosphere, Vol 194, 229-246, Mar 2018

- Molasses-based distilleries generate large quantities of effluent, which is used for irrigation in many countries. The effluent is rich in organic and inorganic ions, which may leach down and pollute the groundwater. An on-farm experiment was conducted to assess the impact of long-term irrigation with post-methanation distillery effluent (PMDE) on nitrate, sulphate, chloride, sodium, potassium, and magnesium contents in the groundwater of two sites. The study indicated that the organic and inorganic ions added through the effluent could pose a serious threat to the groundwater quality if applied without proper monitoring.

Jain, N, Bhatia A, Kaushik R et al. *Impact of post-methanation distillery effluent irrigation on groundwater quality*. Environmental Monitoring & Assessment, Vol 110, 243-255, 2005.

SUMMARY OF WASTEWATER POLLUTANTS

- ❖ There are significant environmental and health hazards in these wastewater pollutants, including chemicals in the wastewater that disrupt normal endocrine functions in humans and animals. If the spent wash is not properly treated there will be effects via land on groundwater pollution, charring of vegetation and crops, accumulation of salts and increased electrical conductivity of soil. Effects with untreated spent wash deposited into water will result in lowering the pH of the receiving water [*making the water more acidic*], increasing the organic load in the receiving water and depletion of dissolved oxygen in the receiving water, resulting in fish kills, noxious odors, and discoloration of water.

QUESTIONS

- 1) Will there be a manager of the facility charged with the principal responsibility of compliance with operating regulations – whether labor and employee related, production facility related (use permits and equipment safety under OSHA for example), alcohol production and sales related ABC [*alcohol beverage license*], TTB [*tobacco tax and trade bureau*] and local state OSS permits [*on-site septic systems*] or food product related [*i.e. FDA and local food service requirements for example*].
- 2) Please clarify the statement that “water use for the site must be reviewed and approved by the MT DEQ.”
 - Does DEQ do an onsite inspection after the well is drilled to check well flow, depth and quantity per flow rate?
 - Or does DEQ just examine the paperwork submitted after an exempt well is drilled?

DISTILLERY WASTEWATER QUANTITY

- Alcohol distilleries are one of the most polluting industries, generating an average of 10–15 L effluent (“spent wash”) per liter of alcohol produced.
 - Kharayat Y. Distillery wastewater: bioremediation approaches. J Integrative Environ Sciences. Vol 9(2): 69-91, 2012.
 - [15 L spent wash per 1 L alcohol produced]
 - Gaurav S, Bharagava NR. *Industrial Waste and its management*. Science 2019.
 - [12-15 L spent wash per 1 L alcohol produced]
 - Chowdhary P, Khan N, Bharagava R. *Distillery wastewater: Its impact on environment and remedies*. Environmental Microbiology. Feb 16, 2018.
 - [10-15 L spent wash per 1 L alcohol produced]
 - Saha NK, Balakrishnan M, Batra VS. *Improving industrial water use: a distillery case study*. [8-15 L spent wash per L alcohol produced]
- MFP estimates for liquid distillery waste are 1,150 gal/day (4,353 L/day) or 300,000-600,000 gal/year (1,135,620 L/year – 2,271,240 L/year)
 - Peak production is estimated at 2,900,000 bottles
 - Each bottle is 750 mL = 0.75 L
 - 2,900,000 bottles (0.75 L each) = 2,175,000 L
 - 2,175,000 L x 0.246172 gal/L = 535,424 gal of liquor produced/year

1 US gal = 3.7854 L
 1 L = 0.264172 gal
 10 L = 2.64172 gal
 15 L = 3.96258 gal
- ***MFP did not provide any calculations as to how they arrived at the estimated liquid waste of 1,150 gal/day or 300,000 - 600,000 gal/year***
- It takes from 3kg to 10 kg of molasses to produce 1 L of alcohol, which then results in production of 10-15 L of spent wash for each L of alcohol produced
 - If 10 L of spent wash is produced with 1 L of liquor, that equals 2.64172 gal of spent wash per 1 liter of alcohol produced
 - 2.64172 gal of spent wash per 1 L of alcohol x 535,424 gal equals 1,414,440 gal of spent wash for 2,900,000 bottles alcohol produced/year
 - ✓ If 260 work days...
 - 5,440 gal spent wash/day
 - ✓ If 310 work days...
 - 4,563 gal spent wash/day
 - If 15 L of spent wash is produced with 1 L of alcohol, that equals 3.96258 gal of spent wash per 1 L of alcohol produced
 - 3.96258 gal of spent wash per L of alcohol x 535,424 gal equals 2,121,660 gal of spent wash for 2,900,000 bottles alcohol produced/year
 - ✓ If 260 work days...
 - 8,160 gal of spent wash/day
 - ✓ If 310 work days...
 - 6,844 gal of spent wash/day

- ❖ Per the research above, the average amount of spent wash to produce one liter (L) of alcohol is between 10 L and 15 L.
- ❖ The calculations above started with peak production of 2,900,000 bottles/year.
 - If 10 L of spent wash is produced with 1 L of alcohol produced, that equals 1,414,440 gal spent wash for 2,900,000 bottles alcohol produced/year.
 - If 15 L of spent wash is produced with 1 L of alcohol produced, that equals 2,121,660 gal of spent wash for 2,900,000 bottles alcohol produced/year.
 - If a median point of 12.5 L of spent wash is produced with 1 L of alcohol produced, that equals 1,768,050 gal of spent wash for 2,900,000 bottles alcohol produced/year.

**MFP states their wastewater will be 1,150 gal/day
or between 300,000 and 600,000 gal/year,
with a five-day or six-day work week.**

**If 10 L effluent to 15 L effluent/1 L alcohol produced,
the range is 1,414,440 gal/year to 2,121,660 gal/year,
which equals 5,440 gal/day to 8,160 gal/day
for 2,900,900 bottles alcohol produced/year
with a 5-day work week.**

- The spent wash includes spent wash from the analyzer column, spent lees from the rectifier columns, condensate from the spent wash volume reduction unit, and spent wash from the fermenter.
- The process wash aka spent wash does not account for all the wastewater produced. The wastewater used from cleaning is also part of the total amount of wastewater produced. This wastewater stream includes fermenter washing, floor washing, cooling water, equipment washing, bottle washing. Additionally, there is human liquid domestic waste.

The Silver Falls Distillery & Bottling Plant will, per the Special Use Permit,
"import, produce, bottle, package, store and distribute a variety of liquors/spirits".

The Special Use Permit approval process assumes peak production numbers.

WASTEWATER TOTALS

- ❖ Cleaning/Disinfection Wastewater
 - 1,150 gal/day x 260 days = 299,000 gal/year (5-day work week)
 - 1,150 gal/day x 310 days = 356,500 gal/year (6-day work week)
- ❖ Distillery Process aka Spent Wash Wastewater
 - The range is 1,414,440 gal/year to 2,121,660 gal/year
 - 1,414,440 if 10 L effluent/gal alcohol
 - 2,121,660 if 15 L effluent/gal alcohol
- ❖ Domestic Wastewater *1 acre-foot water = 325,851 gallons*
 - 117,000 gal/year (5-day work week)
 - 138,500 gal/year (6-day work week)

117,000 gal/year domestic wastewater	138,500 gal/year domestic wastewater
299,000 gal/year cleaning wastewater	356,500 gal/year cleaning wastewater
<u>1,414,440 gal/year process wastewater</u>	<u>2,121,600 gal/year process wastewater</u>
1,831,440 gal/year = 5.62 acre-ft/year	2,616,100 gal/year = 8.03 acre-ft/year

RECOMMENDATIONS TO THE ZBOA

- ❖ Monitor water usage
 - Monitoring of water use in industries is gaining importance due to increasing competition and stringent environmental norms. Water is no longer perceived as a free commodity. Saha NK. Resources, Conservation and Recycling. Vol 43:163-174, 2005.
- ❖ Confirm likely wastewater amount per calculations in the above and hold MFP/SFD accountable for the more realistic wastewater usage amounts. This SUP is being considered using peak production data in Silver Falls Distillery SUP Application.
- ❖ Confirm that evidence-based pre-treatment options will be used by Silver Springs Distillery for the pollutants in the wastewater prior to storage in ponds or spray irrigation on soil.
- ❖ Require storage pond liners due to possible seepage into the groundwater.

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

C.K. Craven
Homeowner

From: [Ronald Vihinen](#)
To: [Planning Comments](#)
Subject: Distillery
Date: Saturday, January 25, 2020 7:55:49 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Why at 9 in family living center when most people are working?? Is the ZOB trying to hold at 9 so they won't get much opposition from public. Let's get time change to evening. I guess it doesn't make any difference what the ZOB does the commissioner will change to please Freisen

Sent from my iPhone

From: [Ronald Vihinen](#)
To: [Planning Comments](#)
Subject: Distillery
Date: Saturday, January 25, 2020 8:01:37 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In previous email I meant ZBOA not ZOB my mistake

Sent from my iPhone

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

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Name: Nate Kluz on behalf of Montanans for Responsible Land Use

Complete Address: 597 Armington Road Belt, MT 59412

☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Silver Falls Distillery - ZBOA Meeting Time

Please consider changing this meeting to the evening. A morning meeting puts an undue chill on public participation. This is an issue of significant public interest and every effort should be made to make this process as inclusive as possible to all community members.

For Office Use Only					
Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes <input type="checkbox"/> No



Public Comment Form

Cascade County Public Works Department Planning Division
 121 4th St N, Suite 2H-2I Great Falls, MT 59401
 Phone: 406-454-6905 | Fax: 406-454-6919
 Email: planningcomments@cascadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: TAMMIE LYNNE SMITH on Behalf of Montanans for Responsible Land Use

Complete Address: 397 HIGHWOOD ROAD, GREAT FALLS, MT 59405

Comment Subject (please check one):

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): SILVER FALLS DISTILLER SUP - PUBLIC HEARING TIME, PUBLIC PARTICIPATION

Comment

TO: PLANNING DEPARTMENT, ZONING BOARD OF ADJUSTMENTS (ZBOA)

We have reviewed the Public Notice of the ZBOA hearing for the Silver Falls Distillery SUP. The notice states the hearing is Thursday, Feb. 13, 2020 at 9:00 am in the Family Living Center at Expo Park.

MCA 2-3-103 ensures Public Participation in agency decisions that are of "significant interest to the public. The procedures must ensure adequate notice and assist public participation before a final agency action is taken that is of significant interest to the public." In addition, MCA 2-3-111 states "procedures for assisting public participation must include a method of affording interested persons reasonable opportunity to submit data, views, or arguments, orally in written form, prior to making a final decision that is of significant interest to the public."

The Silver Falls Distillery SUP is the second SUP submitted by Madison Food Park, LLC. This proposed land development is of "significant interest to the public" as clearly evidenced by the public's previous participation in the Big Sky Cheese SUP.

We request the Planning Department and Zoning Board of Adjustments reconsider the scheduled start time of this hearing to assist a larger representation of the public the opportunity to participate. Many people have work obligations and are unable to attend a morning meeting. Previous ZBOA hearings scheduled at 5:30 pm were appreciated.

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
 121 4th St N, Suite 2H-2I Great Falls, MT 59401
 Phone: 406-454-6905 | Fax: 406-454-6919
 Email: planningcomments@cascadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Deborah Jenkins on Behalf of Montanans for Responsible Land Use

Complete Address: 298 Hastings Road, Sand Coulee, MT 59472

Comment Subject (please check one):

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): SILVER FALLS DISTILLER SUP - PUBLIC HEARING TIME, PUBLIC PARTICIPATION

Comment

After reviewing the Public Notice of the ZBOA hearing for the Silver Falls Distillery SUP, it states the hearing is scheduled for Thursday, Feb. 13, 2020 at 9:00 am in the Family Living Center at Expo Park. Along with many others, I have requested that these hearing of 'particular interest to the public' be scheduling in the evening so that more citizens can attend and participate. As you are aware, MCA 2-3-103 ensures Public Participation in agency decisions that are of "significant interest to the public."

Also, MCA 2-3-111 states procedures for assisting public participation must include a method of affording interested persons REASONABLE opportunity to submit data, views, or arguments, ORALLY or in written form...

Because the Silver Falls Distillery SUP is the second SUP submitted by Madison Food Park, LLC, the proposed land development is of "significant interest to the public" as clearly evidenced by the public's previous participation in the Big Sky Cheese SUP.

We request the Planning Department and Zoning Board of Adjustments reconsider the scheduled start time of this hearing to assist a larger representation of the working public the opportunity to participate. Previous ZBOA hearings scheduled at 5:30 pm were appreciated.

I appreciate you holding these meetings in the larger venue.

Thank you.

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
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Name: Carolyn K. Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Silver Falls Distillery & Bottling Plant SUP

01.19.20 SFD Background Info & Questions ZBOA

01.22.20 SFD Wastewater ZBOA

01.26.20 SFD Traffic ZBOA

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight texture and some minor discoloration or shadows, suggesting it's a physical document. There is no handwriting or other markings on the page.

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

January 26, 2020

PUBLIC COMMENTS

MFP SILVER FALLS DISTILLERY & BOTTLING PLANT SUP TRAFFIC

➤ Traffic Info from MFP Silver Falls Distillery SUP

▪ From the SUP Use Statement

- At peak production there will be ~109 trucks/year delivering spirits to the facility. This is based on a 20,000-L bulk tanker truck capacity. Each outgoing truck will have a 13,500-L capacity for delivering bottled/packaged spirits; therefore, there will be approximately 161 trucks/year delivering spirits from the facility. When the distillation occurs onsite, the incoming trucks delivering spirits to the facility will cease.
- In addition to the traffic described above, the distillery will receive regular deliveries of bottling and packaging supplies.
 - There will be an average of 2.1 inbound delivery trucks per week
 - There will be an average of 3.1 outbound delivery trucks per week
 - Packaging, supplies, bottles etc. total 3.1 trucks per week
 - Garbage trucks total 1 truck per week
 - UPS, FedEx deliveries and pickups total 1-2 trucks per day
 - Mail deliveries and pickups total 1 truck per day
- Based on the above numbers, MFP anticipates the facility will average 4.36 truck round-trips per day, or approximately 22 trips per year, based on a 5-day week. We will estimate 5 trucks per day.

▪ From the SUP Criteria Responses

- Delivery trucks avg 5 vehicle round trips per day
- Employees avg 18 vehicle round trips per day
- Retail customers avg 25 vehicle round trips per day
- The development is anticipated to generate an added 48 vehicle round trips per day.
- Peak daily traffic impacts are expected to occur just prior to and after work shifts, generating ~15 additional vehicle trips between 6:30 and 7:00 am and again between 4:00 and 5:00 pm. The majority of the vehicles will be entering from the west and exiting to the west
- The MT DOT has determined a traffic impact study (TIS) is unnecessary

C.K. Craven
Homeowner

➤ **Employee Info from MFP Silver Falls Distillery SUP**

- MFP anticipates that when development is complete and the distillery is operating at peak capacity, the venture will create employment opportunities for laborers, skilled and management level jobs in the distillation, bottling and transport of spirits/liquors.
- Total estimated number of full-time employment (FTE) positions is 18 by year 3

➤ **Visitor Info from MFP Silver Falls Distillery SUP**

- The number of visitors will vary on a daily basis but is anticipated to grow to an average of ~20 customers/day. *From SUP Use Statement*
- Retail customers average 25 round trips per day *From SUP Criteria Responses*

➤ **Operating Hours Info from Silver Falls Distillery SUP**

- The distillery is expected to operate between 260 and 310 days per year.
- Plant operations will initially be 7:00 am to 7:00 pm Monday-Friday with some work shifts on Saturday. When volumes increase to peak capacity, a second shift will be added, at which time hours of operation will be 6:00 am to 12:00 am Monday-Friday and Saturdays 8:00 am to 6:00 pm.
- Anticipated activities exterior to the distillery will include transport, loading/unloading, security, maintenance, waste water management, etc.

DEFINITIONS

➤ **Traffic Volume**

- The number of vehicles crossing a section of road per unit time at any selected period. Traffic volume studies are conducted to collect data on the number of vehicles and/or pedestrians that pass a point on a highway facility during a specified time period. This time period varies from as little as 15 minutes to as much as a year, depending on the anticipated use of the data.
From Traffic Volume Study. Slideshare. Jan 26, 2014.
- Traffic volume studies are usually conducted when certain volume characteristics are needed, some of which follow:
 - Average Annual Daily Traffic (AADT)
 - Average Daily Traffic (ADT)
 - Peak Hour Volume (PHV)
 - Vehicle Classification (VC)
 - Vehicle Miles of Travel (VMT)

➤ **Volume**

- The number of vehicles passing the measurement point during a specified time interval

➤ **Capacity**

- Maximum number that can reasonably be expected to be served in the given time period

- Peak Hour Volume
 - The maximum number of vehicles that pass a point on a highway during a period of 60 consecutive minutes
- Directional Distribution
 - The predominant one-way traffic volume expressed as a percentage of two-way traffic.
- Vehicle Trips
 - A trip by a single privately operated vehicle (POV) regardless of the number of persons in the vehicle. *From nhts.ornl.gov Users Guide Glossary*

TRAFFIC VOLUME

- Daily Traffic Volume
 - The number of vehicles crossing a section of road per unit time at any selected period.
- Employees
 - 18 in / 18 out per day if 18 employees are full-time employment (FTE) 5-days/week
 - This number could be much higher if it is 18 full-time equivalent (FTE) employees
 - Traffic volume is 36 trips/day
- Customers
 - 25 in / 25 out per day
 - Traffic volume is 50 trips/day
- Mail delivery/pickups
 - 1 in / 1 out per day
 - Traffic volume is 2 trips/day
- UPS/FedEx
 - 1-2 in / 1-2 out per day
 - Traffic volume is 3 trips avg (2-4 trips)/day x 6days/week
- 15 Additional trips at 6:30-7:00 am and 4:00-5:00 pm
 - Additional 15 trips @ 6:30-7:00am and 4:00-5:00 pm daily
 - Assuming vehicles remain in until 4:00, so calculating just 15 in & 15 out
 - Per MFP...The majority of the vehicles will be entering from the west and exiting to the west
 - Traffic volume is 30 trips/day

- Garbage
 - 1 in / 1 out per week
 - Traffic volume is 2 trips/week
- Packaging & Supplies
 - 3.1 trucks/week = 3.1 in / 3.1 out = 6.2 trucks/week
 - Traffic volume is 6.2 trips/week
- 109 trucks/year delivering spirits to the SFD (these will cease when distillation begins)
 - 109 in/out per year = 218 trips traffic volume divided by 52 = 4.19 trips/week average traffic volume, or ~1 trip/day average traffic volume
- 161 large trucks in & out (delivering packaged spirits from the facility)
 - 161 in & out = 322 annual traffic volume divided by 52 weeks = 6.2 trips/week average traffic volume, or ~ 1.24 trips/day average traffic volume

TRAFFIC VOLUME

Average Daily Traffic Volume = 121 in & out trips
and
Average Weekly Traffic Volume = ~19 in & out trips

If averaging the weekly traffic volume to a per day volume and adding to the daily trips, the average daily traffic volume would be 121 + 3.72 for a total of 124.72.

~125 Average Daily Traffic Volume
SILVER FALLS DISTILLERY

- Traffic Volume Effect on Great Falls
 - Per MFP, the majority of the vehicles will be entering from the west and exiting to the west
 - Total trips daily ("in & out") will average 125 trips per day, with most trips likely affecting 10th Avenue South in Great Falls
 - Most are delivery trucks, a few are large tanker type trucks
 - Includes 17-18 large trucks weekly average
 - Includes 2-3 tanker trucks weekly average

- Currently, the section of highway from the east end of Great Falls to a few miles past the Stockett intersection is a very quiet area. The addition to that section from Great Falls to just past the proposed MFP complex will have a significant impact from the additional traffic volume. Additionally, there are concerns about safety without a traffic light or another lane when turning in/out of the MFP property. However, MFP states that “the MT DOT has determined a traffic impact study (TIS) is unnecessary”.
 - The traffic volume increase in that area will significantly impact the residences on acreages in that area. There are no “campgrounds, RV parks, commercial dairies, power plants, quarries, mobile home parks, equipment rentals and several more...” as MFP described on page 1 of the SUP Criteria Responses. This is an area of open spaces, rural residences and no industrial businesses.
 - The additional traffic and extended work day (when peak production is reached) from 6:00am-12:00 midnight will also impact the “rural character” and “rural, friendly and independent lifestyle enjoyed by Cascade County citizens”, affecting not only the spacious county rural residential homes but also every citizen of Great Falls.

From 2014 CCGP

- “Protect and maintain Cascade County’s rural character and the community’s historic relationship with natural resource development.” *Goal 5 CCGP 2014*
- “Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County’s citizens.”

One of five primary goal in Section 2, guiding the development of CCGP 2014

FIRE TRUCK ACCESS

➤ **Fire Service Info from MFP Silver Falls Distillery SUP**

- The project will incorporate onsite storage and pumps to provide onsite fire prevention measures to the structures. Additionally, the onsite fire storage may be available for adjacent properties in the event of emergencies, if necessary, as a hydrant can be placed onsite for local fire department use. The fire storage which may be used for regional firefighting activities will benefit all residents and land owners in the general vicinity of the project.

➤ **Fire Truck Access Info from MFP Silver Falls Distillery SUP**

- Legal public access will be provided to the property from US Hwy 89. Access to the distillery will be via ingress/egress route to and from US Hwy 89 to the MFP property. A MT DOT approach permit will be obtained that will connect the access route to Hwy 89. MDT has determined that improvements to Hwy 89 are unnecessary given the anticipated number of vehicle trips per day.

- All internal roads will be improved with appropriate surfacing materials, including asphaltic concrete paving, Portland cement concrete paving, and gravel surfacing where appropriate.

➤ **Concerns**

- Lack of specific commitment to paved roads wide enough for emergency vehicles
- Lack of plans to have a secondary emergency access road
- Lack of plans for dust control

QUALITY OF LIFE

This increased traffic between the Madison Food Park property and 10th Avenue South in Great Falls is just the tiny “tip of the iceberg” on cumulative quality of life issues that may likely affect our community, based on studies over the years. Each component of the Madison Food Park will increase traffic volume, water usage and wastewater output. These three parameters, among others, are significant to our community. The traffic volume includes a few tanker trucks and many large delivery trucks, resulting in increased air pollution and increased wear and tear on the roads of Cascade County and Great Falls. We, the taxpayers, bear the burden of that cost and the burden of decreasing quality of life.

QUESTIONS

- 1) Are the 18 FTE employees all considered 40 hour/week full time employment or are some considered full-time equivalent?
 - Full-time employment = 1employee x 8 hrs/day = 40 hours/5-day week
 - 18 employees x 8 hrs/day/5-day week = 720 hours/week
 - Full-time equivalent = part-time employment in various time blocks
 - 10 employees x 8 hrs/day/5-day week = 400 hours
 - 4 employees x 6 hrs/day/4-day week = 96 hours
 - 14 employees x 4 hrs/day/4-day week = 224 hours/week
 - 28 employees Total = 720 hours/week
 - Full-time equivalent = part-time employment in various time blocks
 - 3 employees x 8 hrs/day/5-day week = 120 hours
 - 12 employees x 6 hrs/day/5-day week = 360 hours
 - 12 employees x 4 hrs/day/5-day week = 240 hours/week
 - 27 employees Total = 720 hours/week

The above examples of a combination full-time equivalent positions equals 720 hours, which is the full-time equivalent of 18 employees for 40-hr/week positions.

- 2) Do the 18 employees include management and administrative positions?
If not, how many management and/or administrative positions are planned at peak production?
- 3) Are there ANY part-time positions?
- 4) Will the "anticipated activities exterior to the distillery that include transport, loading/unloading, security, maintenance, waste water management, etc." occur during regular operation hours from 7:00am to 7:00pm Monday-Friday as presented in the SUP? When peak production occurs and operating hours extend from 6:00am-12:00am will the activities exterior to the distillery be included in those additional operating hours?
- 5) Per MFP, "When volumes increase to peak capacity, a second shift will be added, at which time hours of operation will be 6:00 am to 12:00 am (midnight) Monday-Friday and Saturdays 8:00 am to 6:00 pm." Will additional employees be added at this time?
- 6) Per the 15 additional trips between 6:30 am-7:00 am and 4:00 pm -5:00 pm, please clarify the nature of those trips. If they are employee trips are they included in the 18 full-time employment employees as presented in the SFD SUP? Also, do the same 15 vehicles that arrive in the morning stay all day and leave between 4:00-5:00?

Thank you for reading this public comment.

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

C.K. Craven
Homeowner

From: [Linda Metzger](#)
To: [Planning Comments](#)
Subject: "Silver Falls Distillery" meeting time
Date: Sunday, January 26, 2020 6:31:51 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cascade County Planning Department:

Please change the Feb. 13 meeting time from 9:00 a.m. to a late afternoon or evening time, in order to accommodate more working people.

Thank you.
Linda Metzger
Great Falls



Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

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Name: LaLonnie R. Ward

Complete Address: 70 McKinior Road, Great Falls, MT 59405

☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Silver Falls Distillery SUP ~ Public Hearing

As has been allowed for other SUP Public Hearings of substantial interest to the public, I kindly request that the hearing time be rescheduled to 5:30pm to allow for more members of the public to participate.

Your consideration is greatly appreciated.

For Office Use Only					
Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes <input type="checkbox"/> No

Comments for Silver Falls Distillery- Special Use Permit
Karen Carlson
346 Stockett Road, Sand Coulee, MT 59472

Once again Ed Friesen, owner of Madison Food Park is trying to leave enough loop holes to get his way. His application leaves more questions than answers. Do we know the entire scope of this project? Is the initial distillery building all that will be built or will more be built at a later time?

What effect will the increased delivery trucks have on 10 Avenue South and Hwy 89? How safe will the turn off be to Madison Food Park? At this point in time when you turn off onto Hastings Road, you have to be careful of traffic that is in back of you. Slick winter roads also prove to be a hazard. Getting onto Hwy 89 from the plant could also be a problem. Vehicles traveling west on Hwy 89 at 70 mph could come upon a slow moving semi that has just pulled out from MFP. With the increased traffic, how hard will it be to get onto Hwy 89 from Stockett Road and Highwood Road?

How exactly is MFP going to treat waste water? How much is to be expected? How safe will it be for nearby residences?

Regarding the amount of water to be used, what is the estimated gallons of water when the distillery is up and running? The two wells from Big Sky Cheese Plant need to be factored in. When MFP requested exempt wells, the amount of water for the cheese plant was at the top end of exempt wells. I believe the applicant should be required to provide water well metering to establish the actual amount of water used.

In closing, I feel that you the Zoning Board, did a great job trying to appease those of us who had major concerns about MFP Big Sky Cheese SUP. It is too bad that the County Commissions undid all the good you tried to accomplish. The majority of people I talk with do not want MFP. The City of Great Falls should be included in these discussions as our schools, law enforcement, roads and taxes will be adversely effected by MFP.



Public Comment Form

Cascade County Public Works Department Planning Division
 121 4th St N, Suite 2H-2I Great Falls, MT 59401
 Phone: 406-454-6905 | Fax: 406-454-6919
 Email: planningcomments@cascadecountymt.gov

Instructions

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Commenter Information

Name: Christine Ellsworth

Complete Address: 212 4th Ave N #1, Great Falls, MT 59401

Comment Subject (please check one):

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I am writing you today to comment on the proposed special use permit application for the Silver Falls Distillery for Phase II of the Madison Food Park. I have reviewed the submitted application and would like to voice a few discrepancies I see regarding MFP's intent and goals with this special use permit request. Firstly, under article R10 the applicant mentions that the 'distilling of certain liquors' will 'eventually happen on site in 5 -10 years', admitting that these spirits will not even be made here. In the SUP Goals they go on to claim this distillery will provide and promote local, Made in Montana products even though they previously state the spirits will be imported and simply stored and bottled. Furthermore, this incentive would not employ local grain and other regional ag businesses therefore cancelling out this claim being made. Throughout the application there is language used that is not only contradictory but statements like 'may consider' or 'the potential use' appear vague and yet again, the applicant is not committing to his claims. All and all this special permit request, along with the first request for the cheese factory appear to be part of a large boondoggle effort to simply mask the foundational incentive that is the 'Madison Food Park Development Project'. I moved back to Great Falls to begin the next chapter of my life. My partner is taking over a small family business here in town and I want to invest in the community and in my future here. I have attended several community events, learning about all the great local and small businesses that are sprouting up in town this year. I congratulate towns that have received state grants to focus on tourism and infrastructure. All these great things are happening and people are excited. Unfortunately, the Madison Food Park remains contradictory to everything the city is doing to drum up business and tourism. All the city's efforts will be for not if the Madison Food Park continues these pushes for expansion, setting themselves up to submit plans for a slaughterhouse again. I did not move back to live next to a slaughterhouse. As long as this dark cloud that is the slaughterhouse hovers above, people like me can't move forward and invest in the community... Would you?

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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From: [Shannon Guilfoyle](#)
To: [Planning Comments](#); [Shannon Guilfoyle](#)
Subject: Public Comment RE: Special Use Permit Application for MFP's Silver Falls Distillery
Date: Tuesday, February 4, 2020 6:52:27 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

4 February 2020

Commenter Information:

Shannon Guilfoyle
 On Behalf of Montanans for Responsible Land Use (MfRLU)
 13 Homestake Lane
 Great Falls, MT 59405

RE: Special Use Permit Application for MFP's Silver Falls Distillery

I am requesting that any well installed, maintained, and used by MFP be equipped with monitoring devices to measure water use activity by MFP with quarterly reports submitted to Cascade County Planning Department for access and review by citizens with questions or concerns.

In response to question #18 in the Silver Falls Distillery application, MFP states, "The development plan for accessing the source of the water required for utilization at MFP already includes the installation and development of two (2) exempt wells which will draw water from the Madison Formation located beneath the property. A third exempt well will be installed if deemed necessary."

The applicant notes that these wells are exempt from requiring a permit. This statement is most likely an inaccurate oversight. The MCA Section 85-2-306.3a.iii, states: "...except in a combined appropriation from the same source by two or more wells or developed springs exceeding 10-acre-feet, regardless of the flow rate, requires a permit."

As stated above, the combined appropriation from two different manufacturing uses are likely to exceed the threshold for an exempt permit. MFP ought to be required to verify that the combined appropriation does not exceed this threshold.

Furthermore, per the "Commissioners Written Decision" on the appeal of conditions for the Big Sky Cheese Plant, (11/25/19), the Commissioners made the following finding: "8. Reporting to the Planning Department is also unnecessary to ensure the public has access to water monitoring reports as any water monitoring and reporting required by DNRC will be available through DNRC for the public's review upon request." (pg. 7)

Subsequent to the County Commission written decision, MfRLU contacted DNRC staff to determine the accuracy of Finding #8. As noted below, DNRC is "precluded" from requiring any type of measurement device on exempt wells:

"In response to your first question, the DNRC does not monitor exempt wells. The department maintains the water rights database which includes certificates of water rights for exempt wells. However, the department is precluded by statute from requiring any type

of measurement device on wells that are issued under 85-2-306, MCA (85-2-113(2)(b), MCA). If someone suspects illegal water use may be occurring, they may file a complaint with the department, and it will investigate the complaint. Here is a link to a water dispute options document: <http://dnrc.mt.gov/divisions/water/water-rights/docs/forms/609-ins.pdf>.
“

(Source: Millie Heffner, Water Rights Bureau Chief, DNRC)

Although the County Commission has acknowledged that there is justification for a condition regarding water use, they rescinded the condition for monitoring of wells based on an erroneous assumption that DNRC conducts such monitoring. Since it has been established that DNRC is precluded from such monitoring of exempt wells, this condition should be imposed on all wells utilized by MFP's Silver Falls Distillery.

Therefore, MFP is responsible for monitoring their well activity and must be required to submit such monitoring reports to the Cascade County Planning Department. The planning staff only has the responsibility of keeping such reports on file and making them available for public review upon request.

Thank you, in advance, for your time in reviewing public comment documents and your participation on the ZBOA. Your commitment is noticed and appreciated.

From: [Brian Neilsen](#)
To: [Planning Comments](#)
Subject: Public Comment- Special Use Permit – Silver Falls Distillery
Date: Wednesday, February 5, 2020 9:57:42 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern;

Commenter Information:

Brian Neilsen
On Behalf of Montanans for Responsible Land Use
13 Homestake Lane
Great Falls, MT 59405

RE: Special Use Permit – Silver Falls Distillery

Because the Special Use Permit (SUP) process does not define or provide for the Cascade County Planning Department to monitor compliance with additional permitting or licensing after a SUP is approved with “conditions,” I have the following questions:

- 1) How does the planning department monitor additional permits of licensing required as conditions of the SUP?
- 2) What if the applicant fails to obtain the necessary permits from the DEQ?
- 3) Madison Food Park (MFP) presents information about the initial bottling plant and a future, fully operational distillery. How will permitting and licensing be monitored in years 3-10?
- 4) MFP estimates water usage as: “1,600 GPD (1.28 – 1.52 ac-ft./yr)” Is this estimate of water use for the bottling operation or does it represent water usage when the distillery is at full operation with both bottling and production for 2.9 million bottles per year? Will MFP be required to clarify this matter? Will MFP be required to provide calculations and documentation to support estimates for water use at full production *prior* to their SUP being approved?
- 5) How will MFP know if they are in need of a 3rd well if MFP is not required to install monitoring devices and submit usage reports to the Cascade County Planning Department for citizen review on their other 2 exempt wells?

Thank you, ZBOA, for considering my questions. I appreciate your time and commitment to this process.

Brian Neilsen
Owner/Outfitter #5306
Missouri River Guides
406-240-3715



February 5, 2020

RE: Montana Trout Unlimited comments on proposed Big Sky Cheese and Distillery development

On behalf of Montana Trout Unlimited (MTU) please accept this letter of public comment opposing Big Sky Cheese and, likely Distillery from opening an estimated 3,000 acre industrial sized facility, with the possibility of expanding to the previously proposed, multi-species food processing plant for cattle, pigs, and chickens including a massive slaughterhouse, rendering, and meat processing facilities. Cascade County Commissioners, in early 2017, voted to change the terms of the special use permits for agricultural land, allowing for a massive industrial facility, such as this, to be able to be placed on agricultural land. This allowed them to avoid placing this business in a more appropriately zoned heavy industrial use area.

While MTU's mission is to conserve, protect, and restore the state's coldwater fisheries and their habitats, we often weigh in on issues that risk impacts to water quality and quantity, and appear to be a concerning precedent for how development is allowed or regulated elsewhere. We have all of those concerns with the project in question. We share those concerns with the Missouri River Flyfishers chapter of TU, based in Great Falls, MT, and one of the most robust chapters of the 13 in Montana.

Big Sky Cheese is applying to operate on an expansive piece of farm land (3018 acres) just outside of Great Falls city limits, owned by Madison Food Park, LLC. The original SUP application for a Madison Foods Park development included plans to draw 3, 554,209 gallons of water per day out of the Madison Aquifer via 3-4 vertically oriented wells. This equates to 1.29 billion gallons of water per year being continuously pumped from the aquifer. This is enough water to supply a city of approximately 44,000 people per day, based on per/capita daily water use in the USA. This aquifer also supplies Giant Springs State Park in Great Falls, MT. There is bountiful research nationwide regarding the long term detrimental effects of continuous pumping of water from aquifers on the environment and waterways. While the Big Sky Cheese proposal has reduced the daily water use to 12,960 gallons, this is still a substantial amount of water, which will result in an equal quantity of water water per day, to be disposed of on site. Again, this water use and disposal is a water quality and quantity concern for the local water supply and for the long-term impacts to the upper Missouri River system. We also see this Big Sky Cheese development as a "foot in the door" for the larger development of the proportions initially described for a Madison Food Park meat processing facility.

The original SUP application also estimates the volume of solid and liquid waste generated directly from the processing of commercial market livestock to be a total of 102,995 pounds per day. This will be stored onsite. The maps showed 14 acre size wastewater lagoons, as well as (if drawn to scale) anaerobic wastewater lagoons 4-5 times that size on the property. Again, the Big Sky Cheese proposal is downsized but represents the likely beginning of this much bigger footprint and demonstrably greater environmental impact.

The risks to our environment are real. In 2016 a Cargill slaughter plant in Beardstown, Illinois leaked 29 million gallons of waste into the Illinois River resulting in 64,566 dead fish in Muscooten Bay and the linked waterways, including bluegill, largemouth bass and catfish. Last month in Dane county Wisconsin a judge over-ruled a large industrial agriculture well draw due to the "harm it would cause drinking water supplies, farms, vulnerable lakes, streams, and sport fishing." News reports are littered with stories of meat processing plants damaging waterways and aquatic life. 8 of the top 10 national industrial polluters nationally are meat processors. We have been in contact Fish and Game regarding this matter. The agency is gravely concerned with the risk to hatcheries and aquatic life and has contacted state and federal agencies for coordination.

The original Madison SUP application also shows 1500 acres of land slated for treated industrial waste storage. There is a risk for direct groundwater contamination as well as contamination of waterways leading into the Missouri River through Box Elder and Sand Coulee creek and also affecting Giant Springs State Park.

We believe we have responsibility to prevent our community from becoming a polluting slaughterhouse town and threatening our health, clean water, and access to fishing and recreation.

We appreciate your consideration in supporting our opposition to the Big Sky Cheese facility becoming a reality in Cascade County Montana.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Brooks", written in a cursive style.

David Brooks

Executive Director, Montana Trout Unlimited

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

February 5, 2020

PUBLIC COMMENTS

MFP SILVER FALLS DISTILLERY & BOTTLING PLANT SUP FIRE & EMERGENCY VEHICLE ACCESS CONCERNS

➤ Insufficient Information

- There is insufficient information regarding width of road for emergency access, type of subsurface and surface, weight limits and cumulative traffic volume for the Silver Falls Distillery plus the added truck traffic and traffic volume of the Big Sky Cheese plant. Without appropriate information it is impossible to make an appropriate decision on public health and safety.
- There is also insufficient information on what an adequate water supply would be. The closest fire service is the Sand Coulee Volunteer Fire Department. As confirmed by the planning department, Sand Coulee Volunteer Fire Department was mailed an "Interested Agency Notice for Silver Falls Distillery" by certified mail on January 8, 2020 and to date they have not provided any comment.
- The internet information on Facebook states there are 27 volunteer firefighters, no paid firefighters and two volunteer non-firefighters. The FB page photo shows a pickup with a highly visible emergency 911 painted on the side. The phone number 406-736-5300 has an answering machine that is checked weekly. More information is needed about sources of water supply and adequate amounts of water before a decision can appropriately be reached by the ZBOA on what is required for fire protection and public safety.
<https://www.facebook.com/SandCouleeVolFire/>

➤ Fire Trucks & Emergency Vehicle Access

- In the SUP Criteria – Expanded Responses, MFP states that fire protection will be provided via onsite storage tanks and booster pumps.
 - Later in the same document MFP repeated that the project will incorporate onsite storage and pumps to provide onsite fire prevention measures to the structures...and, if necessary, a hydrant can be placed onsite for local fire department use.

C.K. Craven
Homeowner

➤ **Adequate Water Supply**

- National Fire Protection Association
NFPA 1142 - Standard on Water Supplies for Suburban and Rural Fire Fighting Scope
 - This standard identifies a method of determining the minimum requirements for alternative water supplies for structural fire-fighting purposes in areas where the authority having jurisdiction (AHJ) determines that adequate and reliable water supply systems for fire-fighting purposes do not otherwise exist.

Note: Additional information must be purchased from their website, which may be helpful for guidance on appropriate water supply quantities.

<https://www.nfpa.org/Codes-and-Standards/All-Codes-and-Standards/List-of-Codes-and-Standards>

➤ **Recent Fires**

- There have been two or three significant and relevant fires recently. The Jim Beam Distillery fire in July 2019 “left a 23-mile plume floating down the Kentucky river and thousands of dead fish”.
- Previous to that fire was the Wild Turkey fire, which “destroyed more than 17,000 barrels of bourbon, igniting fires in the adjacent woods and spilling bourbon into the Kentucky river, killing an estimated 228,000 fish along a 66-mile stretch”.
- In December 2019, “Fire officials say they were called to Wiskerchen Cheese shortly after 5 p.m. for reports of the roof on fire. When they got on scene, fire officials say they could see flames coming from the roof.”

Fires can happen anywhere, anytime and cause significant damage to the structures, which can be replaced. However, often these fires occur close to the river and can cause irreparable damage to water quality and aquatic life from the pollutants in the distilleries and cheese plants, which can kill aquatic life.

QUESTIONS

- 1) Will MFP establish a secondary road meeting design standards for fire trucks and other emergency vehicles in all weather conditions? This seems essential for public safety and health and should be a requirement for the development on this site.
- 2) How many water storage tanks and pumps are planned?
- 3) How large are the storage tanks?
- 4) Where will the storage tanks and pumps be located on the site?
- 5) Will MFP pay for the storage tanks, since they are needed for the MFP development? It would seem appropriate NOT to use tax dollars for an MFP development.
- 6) Will there be designated trained employees to access the storage tanks and pumps for onsite fire prevention?
- 7) Will the ZBOA consider researching more information from external resources, including but not limited to the National Fire Protection Association info discussed above?
- 8) Which fire station in Great Falls would be next in line after Sand Coulee Volunteer Fire Department? Perhaps the ZBOA could request that the Great Falls Fire Chief provide more information to the ZBOA, since the developer has not provided additional information.

Note: Addendum on following two pages for NFPA Compliant Water Storage Tanks

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

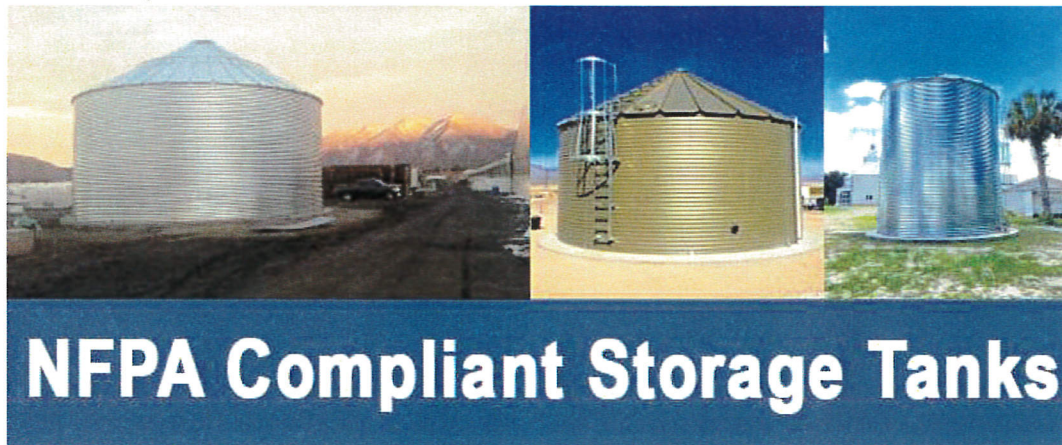
Montanans for Responsible Land Use

C.K. Craven
Homeowner

ADDENDUM

National Fire Protection Association Compliant Water Storage Tanks

Retrieved from internet on 02.04.20



Tanks for fire protection / suppression are in high demand due to increased regulations and insurance industry requirements. Plastic Mart partnered with CONTAIN Water Systems, an industry leader for customized tanks, for this purpose. We create individually engineered tanks to serve as dedicated reservoirs and water supply configurations for commercial, industrial, and municipal applications. A fire protection / suppression tank that is manufactured with Contain Water Systems can be designed according to National Fire Protection Association (NFPA-22), Factory Manual (FM) and American Water Works Association (AWWA) standards.

CONTAIN Water Systems engineered the NFPA 22 Fire Protection / Suppression Water Storage Tanks to provide an economical and long-lasting solution for fire protection / suppression water storage. Our modular bolted design makes installation a breeze and requires no welding or field coating. They are made from galvanized corrugated steel and can withstand winds up to 165 mph, seismic activity, and snow.

Steel fire protection / suppression tanks are designed specifically for use in fire protection / suppression systems where having an on-hand supply of water is required by fire codes. These tanks are often used in conjunction with automatic sprinkler systems to keep facilities in compliance with industry standards.



Each tank is designed, tested, and inspected in accordance with **National Fire Protection Association (NFPA) Standard No. 22**. Our steel tanks can also be designed to meet a variety of standards, including AWWA.

Popular Tank Sizes

Diameter	Capacity	Eave Height	Total Height
Ft' In"	US Gallons	Ft' In"	Ft' In"
5' 11"	767	3' 8"	5' 5"
	1,535	7' 4"	9' 1"
8' 11"	1,727	3' 8"	6' 4"
	3,453	7' 4"	10' 0"
11' 11"	3,069	3' 8"	7' 3"
	6,139	7' 4"	10' 9"
14' 11"	4,796	3' 8"	7' 7"
	9,592	7' 4"	11' 3"
17' 11"	13,812	7' 4"	12' 6"
	27,625	14' 8"	19' 6"
20' 11"	9,400	3' 8"	9' 10"
	18,800	7' 4"	13' 0"
26' 10"	31,078	7' 4"	14' 9"
	46,617	11' 0"	18' 5"
29' 10"	38,368	7' 4"	15' 7"
	57,552	11' 0"	19' 3"
32' 10"	23,212	3' 8"	12' 4"
	46,425	7' 4"	16' 0"
35' 10"	55,249	7' 4"	16' 10"
	82,874	11' 0"	20' 6"
38' 10"	32,421	3' 8"	14' 1"
	64,841	7' 4"	17' 9"
47' 9"	49,111	3' 8"	16' 8"
	441,996	33' 0"	46' 0"



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@casadecountymt.gov.

Commenter Information

Name: John and Erin Tingey

Complete Address: 8359 US Hwy 89 Great Falls, Mt 59405

Comment Subject (please check one)

- ☒ Special Use Permit Application
 ☐ Subdivision
 ☐ Zoning Text and/or Map Amendment
☐ Growth Policy
 ☐ Variance
 ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment
 ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Concerning the Silver Falls Distillery special use permit. We live across the highway from the proposed bottling/distillery. Our main concerns and worries are over traffic and water usage. The traffic generated by this plant, combined with the traffic of the cheese factory will greatly affect the two lane highway. Will they build a turn lane for the trucks and workers, will there be a yield lane for the returning to the highway? It seems without at least those two improvements, safety will be compromised. That part of the highway is two lane and we witness many cars passing at that particular area. In winter, with dark mornings and evenings, snowy conditions and icy roads it seems imperative to have turn lanes and yield lanes. What about future parts to the whole Madison Food Park? All generating more traffic for a combined volume much greater than individual parts. Also, along with the increase traffic, will the roads be sufficient to allow access for emergency services. As they build more projects, more potential for fire/chemical hazards and disasters will come. Madison Food Park should be required to provide a secondary access road for emergency services.

In regards to water usage, which we worry about as we, along with all the surrounding area homes depend on well water. Is the water usage estimates used only for phase one of the project? It states the distillery will tap into the wells for the cheese factory. However, the cheese factory permit already stated they would be using the maximum amount of water allowed for their two exempt wells. Allowing another plant to draw from those wells surely would exceed the amount allowed? The application states they may dig another well if needed. How can they receive a permit without providing where this possible future well will be located and how much water is being used? We ask for a metering system to monitor water usage for the protection of private water supplies. As the distillery grows with future phases, will more permits be required for increase traffic, water usage, waste water, and such? It seems the application does not give all the needed information to allow a permit to be granted.

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Cascade County Public Works Department Planning Division
 121 4th St N, Suite 2H-2I Great Falls, MT 59401
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Commenter Information

Name: Carl Jurenka

Complete Address: 4119 Central Avenue, Great Falls, MT 59405

Comment Subject (please check one):

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

1. I am appalled by the way Ed Friesen submitted his SUP application concerning Silver Falls Distillery. If this SUP was submitted by any other developer, it would of been tabled and returned for correct and complete filing out.
2. I am attaching to this form a 6 page response from MfRLU for your reference. They have the same questions as I do.
3. I am of the opinion that this process is a waste of time as you and the Cascade County Commissioners are going to do what you want. The Big Sky Cheese permitting is proof enough. Aren't you suppose to have a fiduciary duty to protect and serve the citizens of Cascade County, not a foreign citizen with such a horrible business plan?

Carl Jurenka
 2/23/2010

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Silver Falls Distillery - Special Use Permit Public Input Topics

Q = Question on the SUP Application

R = Ed Friesen, owner of Madison Food Park and Silver Falls Distillery, response to question

1. Project Overview (see page 13, of the application)

“MFP intends to develop a facility, which will be leased to and operated by Silver Falls Distillery, Inc., for the importation, distillation, bottling/packaging and storage of liquors/spirits. The scope and scale of the proposed project will include, when complete, a state -of-the art, environmentally-friendly facility for the production, bottling, storage, and distribution of various liquor/spirit products.”

Question 4. Will existing buildings be used, or will new buildings be constructed (or both)? Indicate new and old buildings or structures on the required site plan.

Response 4. “The Proposed Plan of Operations adopted for Madison Food Park (MFP), as drafted by the project development team, includes the following assumptions related to the design, materials and new construction of the facilities to be located on the MFP site: the distillery building footprint will be ~20,000 sf, building construction will incorporate steel framework, steel and/or timber siding, steel roofing, precast and cast-in-place concrete footings, foundations and flooring, and energy-efficient insulated panels. A portion of the building will be two stories and the overall estimated height of the building will be ~30-35 feet.”

The application is unclear about the size of the facility.

- a. Is the 20,000 s.f. new building for the bottling plant as defined in the Proposed Plan of Operations? The bottling operation includes only the importation of distilled spirits produced offsite, storage of the spirits, and the bottling, packaging, storing, and eventual shipping of the final product.
- b. Will the 20,000 s.f. new building be designed to accommodate the “future blending” of imported spirits in approximately 3 years?
- c. Will the 20,000 s.f. new building be designed to accommodate the future distillation of spirits, up to 2,900,000 bottles?

d. If the 20,000 s.f. new building identified in the SUP is not large enough for the future development will additional SUP's be required prior to the development and construction of a facility that will accommodate the distillation and bottling of 2,900,000 bottles per year?

e. Applicant responses #14 & #15 of the Use Statement reference additional storage areas or fully enclosed structures. Do future buildings or structures require an SUP or just a Location/Conformance Permit?

2. Traffic Concerns. (see page 19, R2 of the application)

Question 2 Access to the site

Response 2 "Legal, public access will be provided to the property from US Hwy 89. Access to the distillery will be via an ingress/egress route to and from US Hwy 89 on the MFP property. A Montana Department of Transportation approach permit will be obtained that will connect the access route to Hwy 89. MDT has determined that improvements to Hwy 89 are unnecessary given the anticipated number of vehicle trips per day. All internal roads will be improved with appropriate surfacing materials, including asphaltic concrete paving, Portland cement concrete paving, and gravel surfacing where appropriate."

The application does not provide substantial information on the proposed increase in traffic and road use.

- a. How will the increase in tanker trucks and other supply/delivery traffic impact 10th Ave So?
- b. Will established truck routes within Great Falls need road improvements?
- c. Will the MT DOT approach permit at the entrance on Hwy 89 include widening for a turn lane?
- d. Will the MT DOT approach permit at the entrance on Hwy 89 include a yield lane for vehicles transitioning from 70 mph to an appropriate turn speed?
- e. How will safety concerns on Hwy 89 be addressed by the applicant?

3. Surface Roads (see page 19, R2 of the application)

Q2. Access to the site

R2. "Legal, public access will be provided to the property from US Hwy 89. Access to the distillery will be via an ingress/egress route to and from US Hwy 89 on the MFP property. A Montana Department of Transportation approach permit will be obtained that will connect the access route to Hwy 89. MDT has determined that improvements to Hwy 89 are unnecessary given the anticipated number of vehicle trips per day. All internal roads will be improved with appropriate surfacing materials, including asphaltic concrete paving, Portland cement concrete paving, and gravel surfacing where appropriate."

The application does not contain adequate details about the surface road. This information does not provide any information on:

- a. additional traffic volume
- b. Weight limits
- c. design standards to evaluate if the surface and sub grade will be adequate for the estimated traffic that the two manufacturing facilities will create

4. Emergency and Secondary Access

The development of the Madison Food Park property is growing and the proposed Distillery presents new issues regarding fire disaster. As recent as 2019, Jim Beam Distillery had a massive warehouse fire caused by lightening. It was the latest in a series of distillery related community adversities.

- a. The proposed plant is surrounded by wheat and grain fields and the application clearly notes that the plant will be located a full mile or more from Hwy 89 and much further from any other road. Madison Food Park, the landowner, should be required to provide a secondary access road for emergency services.

5. Local, State, or Federal permits or licensing

Q6. Does the proposed use require any other local, state, or federal permits or licensing? If so, indicate the permits and/or licenses and when they will be acquired. If the permit and/or license has already been acquired, provide the permit and/or license number.

R6.... “As noted previously, the project will also require an MDT approach permit for access to Highway 89. Montana DEQ will provide review, approval, and permitting for water, wastewater, and storm drainage facilities associated with the development. A septic permit from Cascade County’s sanitarian’s office will be required. Building permits will be coordinated with the State of Montana’s Department of Labor & Industry. Finally, distillery licensing will be coordinated with Montana’s Department of Revenue and the federal Alcohol and Tobacco Tax and Trade Bureau. Some items listed in response to this criterion have not been obtained but are intended to be pursued subsequent to approval of the SUP.”

The SUP process does not define or provide for the planning department to monitor compliance with additional permitting or licensing after an SUP is approved even if the SUP is approved with “conditions.”

- a. How does the planning department monitor additional permits or licensing required as conditions of the SUP?
- b. What if the applicant fails to obtain the necessary permits from DEQ?
- c. The application presents information about the initial bottling plant and a future fully operational distillery. How will permitting and licensing be monitored in years 3-10?

6. Operational Times (see page 20, R7 of the application)

Q7. Operational time limits

R7. “Pursuant to the Proposed Plan of Operations adopted for Madison Food Park (MFP), as drafted by the project development team, the distillery is expected operate between 260 and 310 days per year; i.e., 5-6 days/week. Plant operations during a typical workday will initially be 7 a.m. to 7 p.m. Monday-Friday, and there will be occasional work shifts on Saturdays. When volumes increase to peak capacity, a second shift will be added, at which time hours of operation will be 6 a.m. to 12 a.m. Monday-Friday and Saturdays 8 a.m. to 6 p.m. Anticipated activities exterior to the distillery will include transport, loading/unloading, security, maintenance, waste water management, etc.”

Defining operational times is crucial to establish estimates for concerns related to water use, waste water, traffic, etc.

- a. Are the estimates for Full Time Employees, Water Use, Waste Water, Traffic, etc. based on just the bottling plant or are the estimates based on the fully operational proposed Distillery?
- b. Are the estimates uniformly applied for all the questions included in the SUP application?

7. Wastewater and Wastewater Treatment (see page 24, R17 of the application)

Q17. Will any solid or liquid wastes be produced (other than septic system waste)? If so, list (for each) :

(1) the type(s) of waste; (2) the estimated volume of waste; (3) how and where it will be stored; (4) how it will be hauled; (5) where it will be disposed at and how often.

- a. The application indicates the distillery will be developed in phases. The wastewater discussion in R17 is unclear. Is 1,150 gallons per day for liquid waste for the bottling phase only?
- b. What are the full estimates for wastewater when the distillery is fully operational?
- c. If this application is for the bottling phase only will an additional SUP be required when operations are expanding and the full distillery is developed?
- d. How will the applicant's choice of waste water treatment(s) be monitored after the SUP is issued?

8. Water Use (see page 24, R18 of the application)

Q18. Estimated volume of water to be used (gallons per day) and the source of water.

- a. The application estimates water usage as 1,600 gallons per day. Is this estimate of water use for the bottling operation only or does it include the distillation and bottling process for 2,900,000 bottles per year?
- b. If this estimate is for the bottling operation when will the applicant be required to provide updated estimates for the full

distillery based on the distillation and other process equipment they choose?

- c. How can the applicant use the two exempt wells from the Big Sky Cheese plant?
- d. If the applicant deems a third well is necessary will the SUP be amended?
- e. The applicant should be required to provide water well metering to establish the actual volume of water use.



Public Comment Form

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Commenter Information

Name: Helen Coleman

Complete Address: # 11 Homestead Lane, GT Falls 59403

Comment Subject (please check one):

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Madison Food Park

Comment

Dear Sir,

February 13, 2020 at 9 AM is the public hearing for the Silver Falls distillery's SUP.

While this time may be very suitable for you it is definitely not a suitable time for a majority of Great Falls public to attend.

I also, realize that the date of November 21st perhaps was a great time for you to hold a hearing it certainly would have been appropriate to listen to the public who did have opinions other than yours.

S

See page 2 + 3

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Dear Sir

Many of our local citizens and their families have very serious concerns relating to the proposed Madison Food park. This indeed covers the Cheese Plant and the Silver Falls Bottling Plant.

Please consider a comprehensive Impact study (it should have been done at the outset) of what the environmental effects would be. The public should be made aware of all the facts pertaining to this project preferably prior to its implementation. Especially, evaluate the affect on residents that live in close proximity to this park. I would also ask the following questions of your planning board.

Following your Growth policy the word GROWTH means one thing to you and quite another thing to the cascade county people and is this park a positive addition to our community?

Are the jobs which will come with this project the kind of jobs that we want for our community or will there be more negative consequences than positive ones? In addition each time Job Service advertises the number of opportunities available to work, many of these jobs remain unanswered. 3000 low skill workers and their potential problems that come with that doesn't seem to move Great Falls in a positive direction. What stresses will be put on our schools, health facilities, housing, potential for increased crime, roads and increased traffic and obviously the environment?

What are the effects on our aquifer and consequently our water supply? Many of us have wells and are dependant on good water. Montana's research Hydrologist John La Fave could not estimate the possible consequences of removing more than 3 million gallons of water per day from the Madison aquifer. Good water is critical to everyone.

What are the affects of water pollution on streams and rivers? Guy Alsentzer seems to suggest the "Ticking Time Bomb" which will be created by this project. See addition.

Does the increase in the potential for grass fires become a cause for concern for our volunteer fire departments?. Time response and Wind are both factors that increase this concern.

In making a decision for this project one must weigh the effects of the economic growth against the negative effects that will occur. Long term negative effects far outweigh short term economic growth. This decision is easy! The scale tips very much against the Food Park.

Addendum: On January 30, 2020 - Job service quoted 7,750 jobs available in Great Falls Cascade County. Do we indeed need 3,000 more jobs for this Park.???



Guy Alsentzer

Guest Columnist
Executive director Upper
Missouri Waterkeeper

Jan 26, 2020

Contrary to the recent guest opinion piece in this newspaper from Kurt Rockeman, the Madison Food Park Slaughterhouse proposal is a ticking time bomb for Great Falls, not an amazing economic windfall.

Let Upper Missouri Waterkeeper share a few compelling reasons, based on our expertise in water resources management, about why Great Falls should not become a slaughterhouse town.

From an ecological perspective, industrial-scale slaughterhouses create some of the worst water pollution problems in our nation.

EPA records show that three-quarters of industrial scale meat processing plants discharging waste into local waterways violated their pollution control permits over the last two years, with some dumping as much nitrogen pollution as small cities – and facing little or no enforcement.

For 98 of the largest meat-processing plants in the U.S. discharging more than 250,000 gallons of wastewater daily, records from January 2016 through June 2018 show that 74 of the plants violated permit limits for nitrogen, fecal bacteria, or other harmful pollutants at least once. Fifty of 98 had five violations, and 32 of 98 had at least 10 violations.

Of those 98 industrial slaughterhouses, 60 are releasing their wastes to rivers, streams, and other waterways that are polluted because of the main pollutants found in slaughterhouse wastes: bacteria, pathogens, nutrients, and other oxygen-depleting substances that destroy local water quality and harm aquatic life.

Industrial-scale slaughterhouses, and the concentrated animal factory farms that nearly always supply them, are among the nation's leading contributors of nutrient pollution, which fuels excessive algae growth and creates fish-killing low-oxygen 'dead zones' in local streams, lakes and

creeks.

Permit data from across the nation shows the vast majority of industrial scale slaughterhouses operating in the U.S. use remedial and inadequate treatment techniques that contribute significant pollution to local landscapes and waterways.

Whether polluted runoff from often-leaking waste storage lagoons, over-fertilized fields sprayed with antibiotic laced wastes as "beneficial reuse" to grow animal feed, the incentive an industrial scale slaughterhouse would create for the growth of nearby corporate style mega-meat farms, or the threat to local fisheries and the downstream Missouri River itself, factual examples across the nation indicate that the Madison Food Park's mega slaughterhouse is likely to directly affect local water quality, threaten drinking water supplies and harm Montana's outdoors.

Do we want to risk seeing our world-class fisheries or the drinking water source for the city of Great Falls – the Missouri River – degraded or contaminated, or risk the emerging outdoors-based economy and local businesses that are dependent on Montana's clean and healthy outdoors for foreign corporate profits? Talk about closing the door to the growth of any future outdoors-based tourism economy for Great Falls.

The Madison Food Park slaughterhouse is a wolf in sheep's clothing, and these water pollution facts are just a few of the compelling reasons Great Falls should respectfully say "no" to an industrial scale slaughterhouse. If built, dozens of polluting, industrial scale facilities across the nation show clearly that we, the people of Montana, will pay.

The cost we'll bear will be more water pollution, more air pollution, and far-reaching negative social, human health, and economic consequences.

Let's all dig deep to develop meaningful opportunities to cultivate sustainable economic opportunities that won't destroy the Montana quality of life we all hold dear.

Guy Alsentzer is executive director of the clean water advocacy nonprofit Upper Missouri Waterkeeper and has over a decade of experience in federal and state water pollution control law.



Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@casadecountymt.gov.

Commenter Information

Name: Kathleen McMahon

Complete Address: 151 Wedgewood Ln., Whitefish, MT 59937

Comment Subject (please check one)

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

See Attachments in Regard to Silver Falls Distillery SUP - ZBOA Public hearing scheduled for 2-13-20

I am a professional land use consultant with over 30 years of experience and a degree in Urban and Regional Planning.

I have been hired by Montana's for Responsible Land Use to review the Silver Falls Distillery SUP application.

These comments are being submitted on behalf of Montanans For Responsible Land use.

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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For Office Use Only			
Date Received:		Date Reviewed:	
Complete:		<input type="checkbox"/> Yes	<input type="checkbox"/> No

To: Cascade County Zoning Board of Adjustments

From: Kathleen McMahon, AICP, (Comments were prepared on behalf of Montanans for Responsible Land Use (MRFLU) by aforementioned land use consultant.)

Date: 2-7-20

Re: Memo #1 – Silver Falls Distillery SUP Legal Description

1. Public Notice Discrepancies

Accurate boundaries described in the public notices are necessary in order to ensure compliance with public notice requirements, prevent encroachments on property, ensure compliance with setback requirements and other zoning requirements, and to clarify for members of the public which parcel(s) are under consideration for the special use application. Following is the property description contains Geocodes for two different properties.

Geocode: 02-3017-34-4-02-01-000 & Geocode: 02-3139-08-1-01-10-000

The second geocode is located at 22 Essex Ln. near Great Falls and does not appear to be within the SUP boundaries.

2. The public notice is insufficient

The public notice for the special use permit only references one parcel located in Section 34. The distillery SUP while located on parcel 534830 in Section 34, **the only way to access this parcel is from an access road that crosses parcel 533930 in Section 27 (Geocode – 02-3017-27-4-03-01-000)** The special use permit should include both parcels and the public notice should be amended accordingly.

3. Recommendation

Due to the discrepancies described in this memo, MRFLU respectfully requests that the public hearing be continued to allow for the publication of a new public notice that provides accurate legal notice for members of the public who desire to comment on this proposal and to include both the parcel with the distillery and the parcel with the access road.

Attachment 1: NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the Cascade County Zoning Board of Adjustment will hold a public hearing in the Family Living Center of the Montana Expo Park, at 400 3rd St NW, Great Falls, MT 59404 on Thursday, February 13, 2020, at 9:00 AM to consider Silver Falls Distillery, Inc's, Special Use Permit application for a Distillery on property owned by Madison Food Park, LLC. The proposed use is located in the Agricultural Zoning District on a parcel legally described as S34, T20 N, R05 E, W2E2, in SESE, in E2NW, Less C/S 4803, Mk F. The parcel number is 0005348300 and Geocode is 02-3017-34-4-02-01-0000, and is located in Section 34 Township 20 N Range 5 E, P.M.M., Cascade County, MT, and is referenced as Parcel 0002677100, Geocode 02-3139-08-1-01-10-0000.

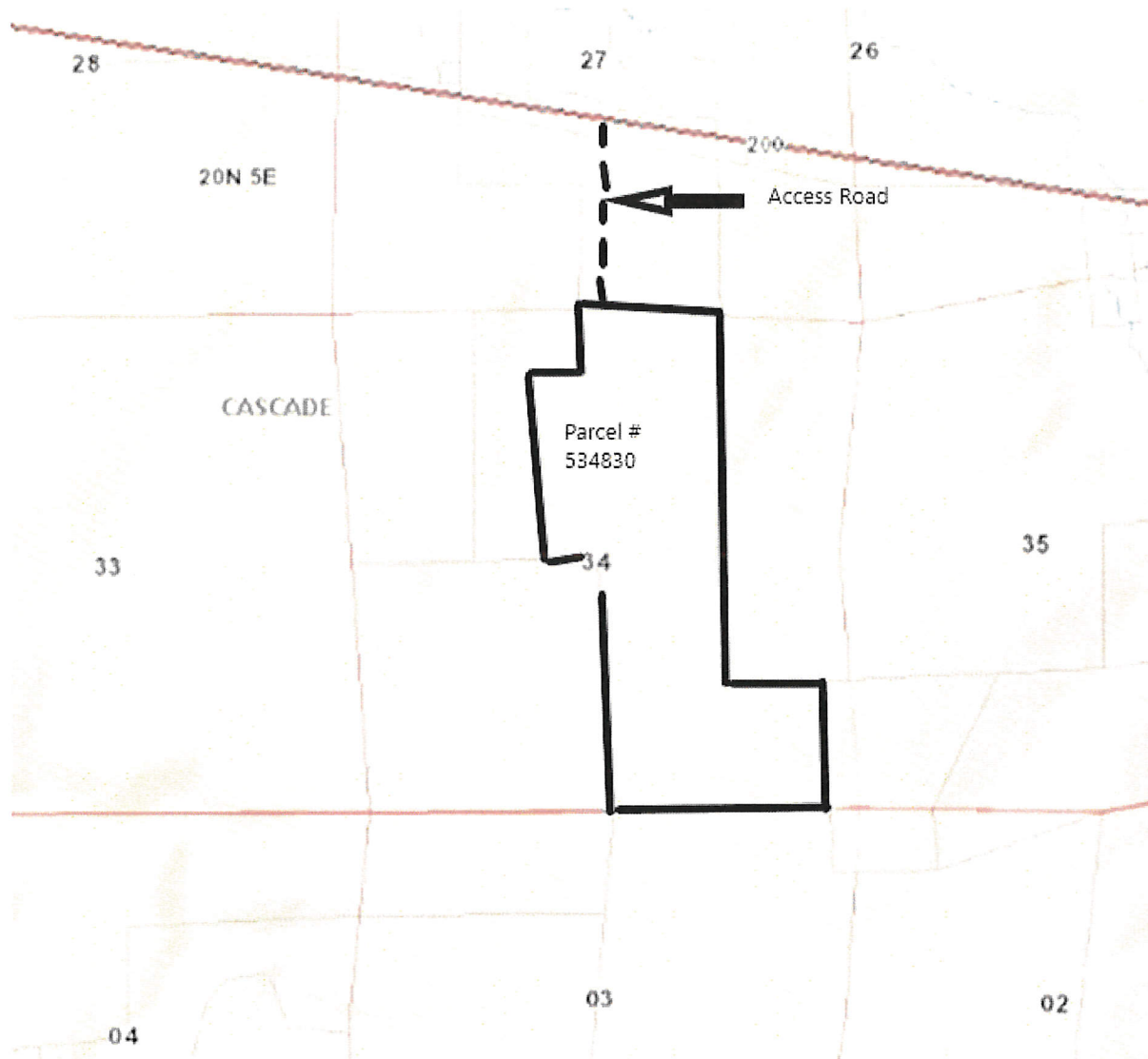
The application and supplementary materials, in addition to zoning regulations and maps, are on file in the office of the Cascade County Planning Department, 121 4th St N, Suite 2 H/I, Great Falls, Montana. Any interested person may appear at the hearing and speak or present written testimony for or against the Special Use Permit. Any interested person may also, prior to the hearing, submit any written comments for or against the Special Use Permit to the Cascade County Planning Department at the above address or via email at planningcomments@cascadecountymt.gov. The Planning Department may be contacted at (406) 454-6905.

CASCADE COUNTY PLANNING DEPARTMENT

Sandor Hopkins Interim Planning Director

Publication Date: Sunday, January 26, 2020 & Sunday, February 2, 2020

Attachment 2: Vicinity Map



To: Cascade County Zoning Board of Adjustments

From: Kathleen McMahon, AICP, (Comments were prepared on behalf of Montanans for Responsible Land Use (MFRLU) by aforementioned land use consultant.)

Date: 2-7-20

Re: Memo #2 – Sliver Falls Distillery SUP Transportation & Public Access Issue

1. The subject parcel is landlock and there is no mechanism to provide permanent public access to U.S. Highway 89

The public notice and application for the special use permit indicated that the subject property is located in Section 34 (Geocode 534830). This section and specific parcel are landlocked and do not have any direct access to U.S. Highway 89. As indicated on Attachment 1, the site plan indicates that there will be an access drive that crosses the parcels to the north in Section 27 (Geocode 53393000). Currently, these two parcels are under the same ownership. Should there be a change in ownership, however, there is no provision to guarantee that access through Section 27 will be protected in perpetuity.

While the ZBOA attached a condition to create a permanent easement to address this issue, the County Commission overturned this condition due to a finding that the record of fact of did not support an easement and that a property owner could not grant an easement unto itself. While the public record did contain facts regarding issues with a land locked parcel, the Commission failed to part of the record. It is important, therefore, that the findings of fact specifically note these concerns. If the ZBOA wants to consider other options than an easement, alternatives to guarantee access to the proposed special use include the following:

- Impose a condition that the applicant record, with the Cascade County Clerk and Recorder, a plat or certificate of survey that provides for a boundary adjustment to combines the two parcels into one parcel. Such document shall comply with the state and local subdivision platting act.
- Impose a condition to require an easement now or if the intervening parcel is sold, an access easement shall be recorded at that time for continued operation of the Special Use.

2. The data on projected traffic volume on the private road is not accurate

The SUP Application states the following:

“The average daily traffic (ADT) near the site as measured in 2017 is 4,342 vehicles per day. This count was measured on US Hwy 89, east of the Stockett Rd intersection. The traffic volume drops slightly to 4,118 (2017 ADT) just west of Belt. The proposed use/facility is estimated to generate additional traffic as follows:

- Delivery trucks: average five (5) vehicle round trips per day
- Staffing/employees: average eighteen (18) vehicle round trips per day
- Retail customers: average twenty (25) vehicle round trips per day

The development is anticipated to generate an added 48 vehicle round trips per day, a one-percent increase over the current ADT.” (Source Question 1 in Use statement)

This information underestimates the number of trips that will be using the access road. Each employee or delivery represents at least two trips per day per vehicle (one trip to arrive to the site and one trip to depart from the site.) The projected traffic volumes only account for one trip per day per vehicle. Based on information in the SUP application, the projected traffic volume should be adjusted to account for the following factors.

Traffic Generator	Comment	Revised ADT
Employees	The application notes that there will be 18 employees trips per day per shift. At peak operations there will be two shifts. (36 employees @ two trips per day = 72) The application does not account for employees that may be coming and going throughout the day for lunch and other appointments.	72
Deliveries	The SUP application notes that there will be an average of five trucks per day making deliveries. The application does not indicate the number of delivery trucks at peak operation. Nor does it account for waste, maintenance vehicles, mail, and other trips associated with business operations. Nevertheless @ two trips per delivery truck (arrival/depart) this amounts to 10 trips.	10
Retail customers	Pg. 3 of the application notes that, the projected # of customers is 25 per day. This equals 50 trips per day (arrival/depart) The application is not clear if customer traffic will increase during peak operations.	50
Total		132

Public comment submitted as part of the Big Sky Cheese SUP which is located on the same parcel and will be using the same access road estimated a minimum of 134 trips that will be using the access road. The minimum total traffic for both operations is estimated to be **266** Average daily traffic.

3. Private Access Road Design Standards

The response to Question 2 states, "All internal roads will be improved with appropriate surfacing materials, including asphaltic concrete paving, Portland cement concrete paving and gravel surfacing where appropriate." This information does not provide any information design standards to evaluate if the surface and subgrade will be adequate to accommodate the proposed traffic from the two manufacturing facilities that will be using this road. Design standards are necessary to guarantee public, health and safety and should apply equally to the development on this site.

The proposed access drive is a mile-long road that will be used daily by trucks and passenger vehicles. Even if the low-volume traffic does not warrant pavement at this time, road design and proper gravel surface are important factors to prevent road failure. Road failures lead to unsafe driving conditions, will delay the response of emergency vehicles, are more likely to result in accidents, and require more vehicle maintenance. As noted below:

"In order to maintain a gravel road properly, operators must clearly understand the need for three basic items: a crowned driving surface, a shoulder area that slopes directly away from the edge of the driving surface, and a ditch. The shoulder area and the ditch of many gravel roads may be minimal. This is particularly true in regions with very narrow or confined right-of-ways. Regardless

of the location, the basic shape of the cross section must be correct or a gravel road will not perform well, even under very low traffic.”

“Unfortunately, most gravel roads will fail when exposed to heavy hauls even when shaped properly. This is due to weak subgrade strength and marginal gravel depths which are often problems with gravel roads.”

https://www.epa.gov/sites/production/files/2015-10/documents/2003_07_24_nps_gravelroads_sec1_1.pdf

Even when gravel roads are designed properly, they may fail if there is not continued maintenance. Although gravel roads are common in parts of the county, the County road department routinely grades and maintains the road. Roads are also built to Cascade County Road Standards and Montana Department of Transportation has pavement standards for gravel roads.

- Low volume gravel roads with less than 500 ADT: Recommended surface of crushed aggregate course (CAC) gravel that has an aggregate treatment applied to the riding surface to help control dust and add durability.

- Roads with 500+ ADT: Plant mix surfacing (PMS) on top of a CAC Base.

<https://www.mdt.mt.gov/publications/docs/manuals/pavementdesignmanual.pdf>

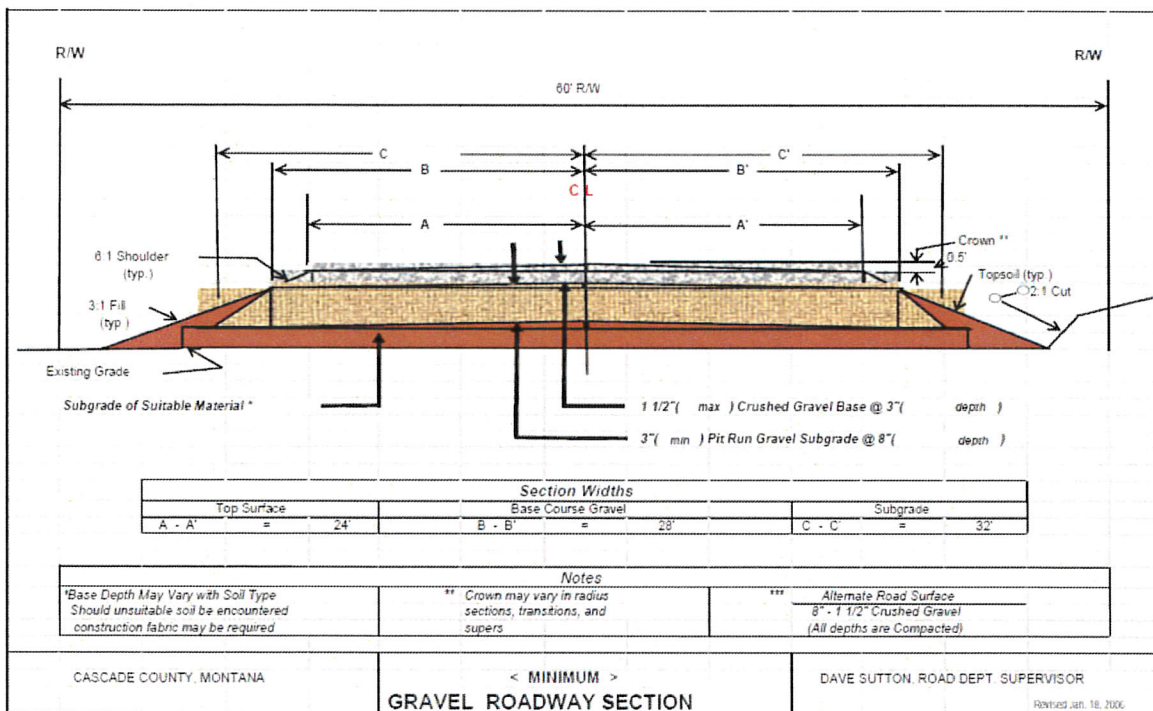
The application indicates the access road is a private drive yet the application indicates it will provide “public access” with daily use by employees, customers, and truck delivery. Due to safety concerns, dust control, emergency response times and vehicle maintenance, the road should be properly designed, surfaced and maintained in accordance with county and state road construction standards.

4. Recommendations

- a. Require the applicant to revise traffic projections in order to establish an accurate factual record and to establish base line data for future developments that will use this private road.
- b. Require a legal mechanism to guarantee access to the landlocked SUP parcel (See options in this memo).
- c. In order to ensure public safety with roads that will not fail, require that the private access road meet road design standards established by Cascade County. (See attached)
- d. To address concerns of public safety, pavement durability and dust control, require that the private access road comply with MDT pavement standards.
- e. Once the site is at full operation, required a traffic count to verify ADT. If ADT exceeds 500 vehicle trips, the private drive should be reconstructed in accordance with county/state roadway standards.
- f. Require the applicant to submit a maintenance agreement to the ZBOA stipulating how the road will be maintained to prevent road failure.

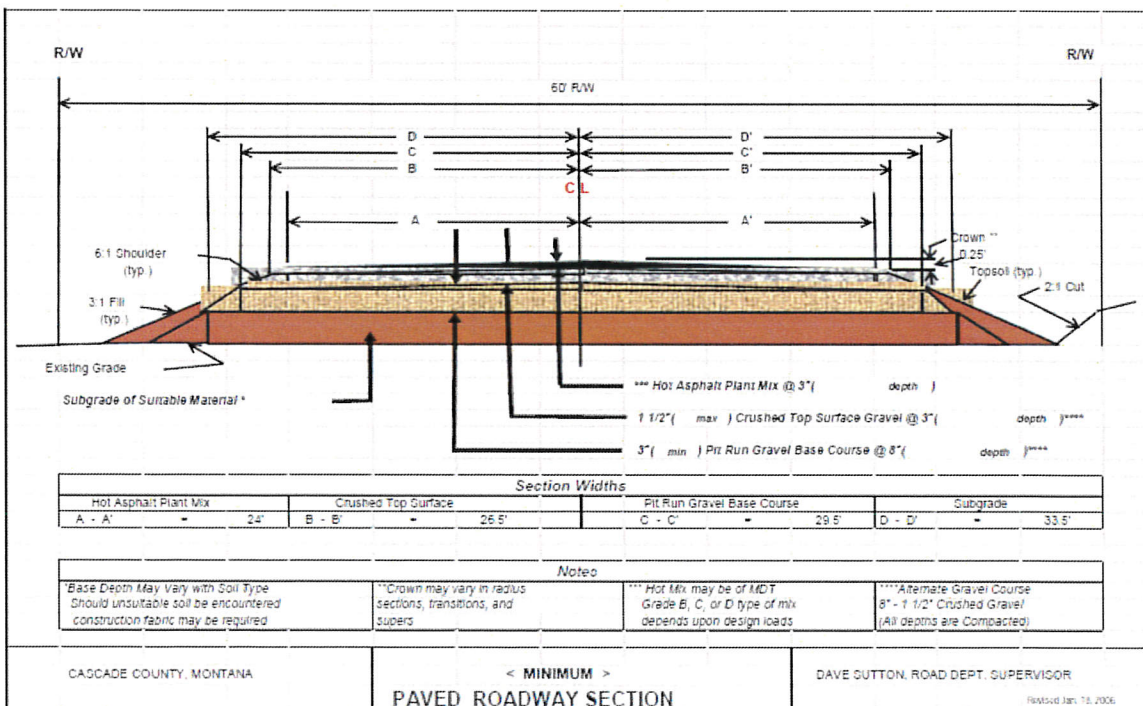
Attachment 1: County Road Standards

GRAVEL ROAD STANDARDS



CASCADE COUNTY SUBDIVISION

PAVED ROAD STANDARDS



Source: Cascade County Road Standards – Cascade County Subdivision Ordinance

To: Cascade County Zoning Board of Adjustments

From: Kathleen McMahon, AICP, (Comments were prepared on behalf of Montanans for Responsible Land Use (MFRLU) by aforementioned land use consultant.)

Date: 2-7-20

Re: Memo #3: Silver Falls Distillery SUP - Air and Water Quality/Quantity

1. AIR QUALITY

- **Emissions** - The application does not contain any information regarding potential emissions related to manufacturing processes or required permits from DEQ.
- **Odors** - The application states that, "The development plan will include design measures directly targeted at mitigating odors, noise and light pollution." There are no specifics on the technology or design standards that will be implemented for odor control. In order to impose a condition that is enforceable, such additional information should be required. (Goal C., Objective D in use Statement)
- **Dust** - Dust from unpaved roadways is another air quality concern. The facility will have a one-mile access road from U.S. Highway 89 to the manufacturing plant. Although the application does state in response to Question "All internal roads will be improved with appropriate surfacing materials, including asphaltic concrete paving, Portland cement concrete paving and gravel surfacing where appropriate." There are no details as to the type of surfacing material or the length of roadway that will be paved. Applicant should provide details on surface/pavement design standards. (See Memo 2)

2. WATER QUANTITY

- **Water Usage** - As stated in the application in response to Question #18, the application estimates water usage as: "The distillery will require a relatively small volume of water, estimated at 1,600 gpd. Based on 5-6 days per week, this equates to 1.28-1.53 acre-feet/year." (question 1.d of use statement.)

It is not clear if this estimate of water use is for the first phase which only includes the bottling operation or if it represents water usage when the distillery is at full operation with both bottling and production for 2.9 million bottles per year. To establish an accurate factual record and allow for informed public comments, the ZBOA should require the applicant to clarify this matter and to submit calculations and documentation to support estimates for water use at full production. Such information may include data from similar distilleries or manufacturer's specifications. The estimate of water use is critical to evaluate potential adverse impacts on nearby wells and to determine if water rights will be required.

An evaluation of the information that is provided with the submittal indicates that calculations of the water usage is significantly underestimated. The average household of 2.5 people uses approximately 300 gallons of water per day. The estimated use of water in the application is equivalent to four households. Households have sporadic use of water throughout the day while

the proposed distillery will have 18 employees and 12-hour operations that include water for industrial processing, cleaning and disinfecting. Such water use will likely far exceed that of four homes. Without a description of the assumptions that were the basis for the estimate and lacking verifiable data on water usage, it is not possible to determine if the projected water use will have an adverse impact on nearby private wells.

- **Well location and Combined Appropriations** - The response to question #18 in the application states, "The development plan for accessing the source of the water required for utilization at MFP already includes the installation and development two (2) exempt wells which will draw water from the Madison Formation located beneath the property. A third exempt well will be installed if deemed necessary." (pg. 24 of PDF file) Please note the following:
 - The site plan, "Exhibit E" only indicates the location of two wells. There is no indication on the site plan regarding the location of the third proposed well.
 - The estimated water use for the Big Sky Cheese facility was 9.9 acre/ft-yr and is just under the 10-ac ft/yr threshold for an exempt well. Even with the minimum estimate of water use at the Silver Falls Distillery is 1.28 acre/ft-year. (which may be underestimated) The combined water use for the wells will be 11.18-ac ft/year from the two facilities.

The application states that the wells are exempt from requiring a permit. In regard to exemptions for water permits, the MCA Section 85-2-306.3 a.iii, states, "except in a combined appropriations from the same source by two or more wells or developed springs exceeding 10-acre-feet, regardless of the flow rate, requires a permit." As stated above, the combined appropriation from two manufacturing uses are likely to exceed the threshold for an exempt permit. The applicant should be required to verify that the combined appropriation does not exceed this threshold.

Even if the wells are exempt, it should be noted that the County Commission made the following finding in the written decision on the appeal for the Big Sky Cheese SUP:

"1. Based upon the foregoing facts contained in the record, there may be possible adverse effects on nearby water sources based on the estimated water draw from the Madison Formation aquifer caused by the proposed development justifying imposition of reasonably necessary condition(s) to mitigate the risk" (pg. 6)

- **DNRC does not monitor Exempt Wells**

Although the County Commission acknowledged that there is justification for a condition regarding water use, they rescinded the condition for monitoring of wells based on an assumption that DNRC conducts such monitoring.

"8. Reporting to the Planning Department is also unnecessary to ensure the public has access to water monitoring reports as any water monitoring and reporting required by DNRC will be available through DNRC for the public's review upon request." (Commissioners Written Decision on appeal of conditions for Big Sky Cheese SUP on pg. 7)

Subsequent to the County Commission written decision, MRFLU contacted DNRC staff to determine the accuracy of Finding #8. As noted below, DNRC is “precluded” from requiring any type of measurement device on exempt wells.

“In response to your first question, the DNRC does not monitor exempt wells. The department maintains the water rights database which includes certificates of water rights for exempt wells. However, the department is precluded by statute from requiring any type of measurement device on wells that are issued under 85-2-306, MCA (85-2-113(2)(b), MCA). If someone suspects illegal water use may be occurring, they may file a complaint with the department, and it will investigate the complaint. Here is a link to a water dispute options document: <http://dnrc.mt.gov/divisions/water/water-rights/docs/forms/609-ins.pdf>. (Source: Millie Heffner, Water Rights Bureau Chief, DNRC)

- **Test Wells** – The SUP application stated, *“A well contractor will be employed to construct a test well and provide test pumping so as to demonstrate that existing wells on adjacent properties will experience no adverse impacts”*. Test wells provide baseline data on withdrawal rates and water quality. Such baseline data is necessary for monitoring, for designing facilities and in the eventuality that there are future claims or enforcement actions regarding adverse impacts related to such wells. Additionally, test wells will determine if water volumes for fire-fighting purposes are adequate. Test well data should be submitted as part of the SUP application in order for the ZBOA to make a finding of no adverse impact.
- **Cumulative Impact** - The application does not address the cumulative impact the to water development on the Madison Aquifer of this and other developments.

3. WATER QUALITY

- **Wastewater Generation** –As stated in operation plan , the distillery will be developed in phases. The response to Question #17, however, is not clear as to which phase is the basis for the estimate of wastewater output. The application estimates wastewater output as follows:

“Liquid waste (cleaning/disinfection) as, “1,150 gpd (0.92 – 1.09 ac-ft./year). (pg. 24 of the PDF file)

Since this statement makes no reference to liquid waste from the distilling, production, cooling or other related operations that are part of a distillery, it appears this estimate is based only on the bottling phase that is described in the SUP. The ZBOA should require the applicant to provide calculations for all aspects of the operation to support the estimates for the distillery when it is at full operation for both bottling (cleaning/disinfection) and production (wastewater from processing operations) for 2.9 million bottles per year prior to application being approved. Furthermore, the application states that the average home generates 450 gpd of wastewater. The above estimate indicates that the industrial operations would generate wastewater equivalent to about 3 homes. This appears to be a significant underestimate given the 12-hour operation schedule for the distillery. Information from comparable operations, manufacturers specifications or industry best practices would verify these numbers.

- **Soil Suitability for Spray Irrigation** – The application states that, “The process wastewater will be pretreated onsite, then seasonally stored in treatment/holding cells, followed by beneficial reuse in

the form of land application of treated effluent on approximately 10-15 acres of cropland, either onsite or on adjacent farmland.” (Answer 1.b in use statement)

Soil survey reports that were submitted as part of public comment indicated that the soils in the area that are designated for spray irrigation are rated as “Very limited” or “Somewhat limited” for wastewater disposal by irrigation. The reasons for the rating were, “Depth to Bedrock”, “Droughty”, “Slow water movement”, and “Too steep for sprinkler application.”

The NRCS soil survey also states, ““Somewhat limited” indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. “Very limited” indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.” There has been no independent analysis of soils for the spray irrigation of wastewater.

- **Groundwater and Surface Water Contamination** - According to DEQ, Circular PWS 6, wastewater treatment facilities are considered potential sources of contamination with acute health impacts. Specifically, “Waste treatment activities are assigned high hazard ratings.” According to DEQ, Circular PWS 6 regarding source water protection, “Surface water bodies are considered to be hydraulically connected to ground water if they flow over an inventory region in an unconfined alluvial aquifer, unless there is credible evidence to the contrary.”

The SUP application states the following, “The existing topography is generally rolling hills with moderate slopes. The north side of the property drains northerly toward the MDT R/W. Storm drainage from the north side of the property will eventually reach the Missouri River. The south side of the property drains south and west into Antelope Creek and eventually enters Sand Coulee Creek, which also discharges to the Missouri River just upstream and south of City of Great Falls.” (Response to Q. 1.c.) Box Elder Creek is located approximately one-half mile to the east of the proposed spray irrigation area. Box Elder Creek is also tributary to the Missouri River.

The site plan indicates three areas for holding ponds and two areas for spray irrigation. There has been no assessment of the potential adverse impacts to groundwater, Antelope Creek, Sand Coulee Creek, Box Elder Creek or the Missouri River.

Request for continuation of the public hearing to allow applicant to submit the following information:

1. Information on emissions and specifications for odor control technology.
2. Calculations and supporting document to verify water use and wastewater generation for the distillery at full operations.
3. Amend site plan to indicate the location of the third proposed well
4. Document that the proposal does not exceed the threshold for a “combined appropriation” per section MCA Section 85-2-306.3 a.iii.
5. Require the applicant to submit data from test wells prior to approval of the application.

Recommended Conditions:

1. The ZBOA should require a condition that monitors the water usage of the wells to ensure there are no adverse impact on nearby wells and to verify that water use will not exceed the threshold for exempt wells.
2. The applicant obtain approval from the City-County Health Department and the Montana Department of Environmental Quality for a new public water supply/wastewater system. The Board request the Montana MDEQ consider requirements for the wastewater ponds to be lined. In the event MDEQ requires periodic monitoring reports of either the public water supply or wastewater system, the Applicant is required to provide a copy of any such reports to the Cascade County Planning Department within 10-days of submitting to MDEQ.
3. Since the area designated for spray irrigation drains to surrounding creeks and the soils have been rated as somewhat limited or very limited for land application of processed wastewater, the applicant shall conduct quarterly monitoring of surface water in Antelope Creek, Sand Coulee Creek, and Box Elder Creek for potential contaminants. Such reports shall be on file with the Planning Department.

Additional Findings

To clarify the ZBOA authority and the role of the Planning Department it would be helpful to make the following findings:

- The Planning Department has no responsibility to monitor or enforce regulations regarding water rights, water use or water quality. It is the sole responsibility of the Planning Department to keep monitoring reports on file for public review.
- Authority to impose appropriate conditions is stated in MCA Section 76-2-221 state, "The board of county commissioners shall provide for the appointment of a board of adjustment and in the regulations and restrictions adopted pursuant to the authority of this part shall provide that the board of adjustment may, in appropriate cases and subject stop appropriate conditions and safeguards make special exceptions to the terms of the zoning resolutions in harmony with its general purposes and intent and in accordance with the general or specific rules of this part."
- Section 10.6.2.d of the Cascade County Zoning Ordinance regarding special uses states, that the ZBOA shall consider "d) Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater."

To: Cascade County Zoning Board of Adjustments

From: Kathleen McMahon, AICP, (Comments were prepared on behalf of Montanans for Responsible Land Use (MFRLU) by aforementioned land use consultant.)

Date: 2-7-20

Re: Memo #4: Silver Falls Distillery SUP - Utilities and Fire Protection

1. Utilities

The Silver Falls SUP application materials states the following regarding gas and electric utilities.

“Natural gas service to the property will be provided via Energy West and electrical service will likely be provided by Northwestern Energy. Telecommunications will be provided by one or more local service provider(s) (e.g., Three Rivers Communications, Charter, CenturyLink, Blackfoot Communications, etc.) through new service lines to the proposed development. The MFP principals are also considering the use of wind turbines and solar farms for the generation of supplemental electrical power.” (*Answer to Question 1.b.*)

- The site plan does not include information on the location of utility easements. Section 10 of the Cascade County zoning ordinance requires such information be submitted with application.

“10.2.4a - Identify any covenants, liens, easements or any other encumbrances upon the parcel. If a description will not suffice, provide copies or exhibits when necessary.”

“10.2.4g - On a site plan, indicate the location of any existing utilities such as water, sewer, gas, electricity, storm sewer, rivers, creeks, streams, irrigation ditches, easements, historical land marks, or any other items that may affect the application and/or other pertinent information as required in Section 10.5 that may be necessary to determine if the special use meets the requirements of these regulations.”

There is an existing SUP approved on the parcel that will require utilities yet no such easements or utilities for the Big Sky Cheese SUP is indicated on the site plan. This information is necessary to make sure there are no encroachments on the utility easements for the proposed SUP or future developments on the site.

- The application does not indicate if the utilities will be above ground or below ground. Above ground electric lines and propane gas tanks are a fire hazard. High winds often blow down power lines and cause power disruption in services. Because of these risks, the Cascade County subdivision ordinance requires that all such utilities be placed underground. As noted in the Cascade County Multi-Hazard Mitigation Plan (2017):

“In particular, the electric substations, transmission lines, fuel tanks and radio transmission towers are not often equipped to withstand the heat from wildfire.”

“Project stakeholders indicated that big wind from the east (non-prevailing wind direction) take out trees and power lines several time per year in Cascade County.”

2. Fire Protection and Emergency Services

The application states the following regarding fire protection and Emergency Services.

“Fire protection will be provided via onsite storage tanks and booster pumps.” (Q. 1.b.)
&

“Response: The project will incorporate onsite storage and pumps to provide onsite fire prevention measures to the structures. Additionally, the onsite fire storage may be available for adjacent properties in the event of emergencies, if necessary, as a hydrant can be placed onsite for local fire department use. The fire storage which may be used for regional firefighting activities will benefit all residents and landowners in the general vicinity of the project.” (Goal 5.C.)

The following findings of fact should be considered to evaluate and recommend mitigation measures for the proposed SUP.

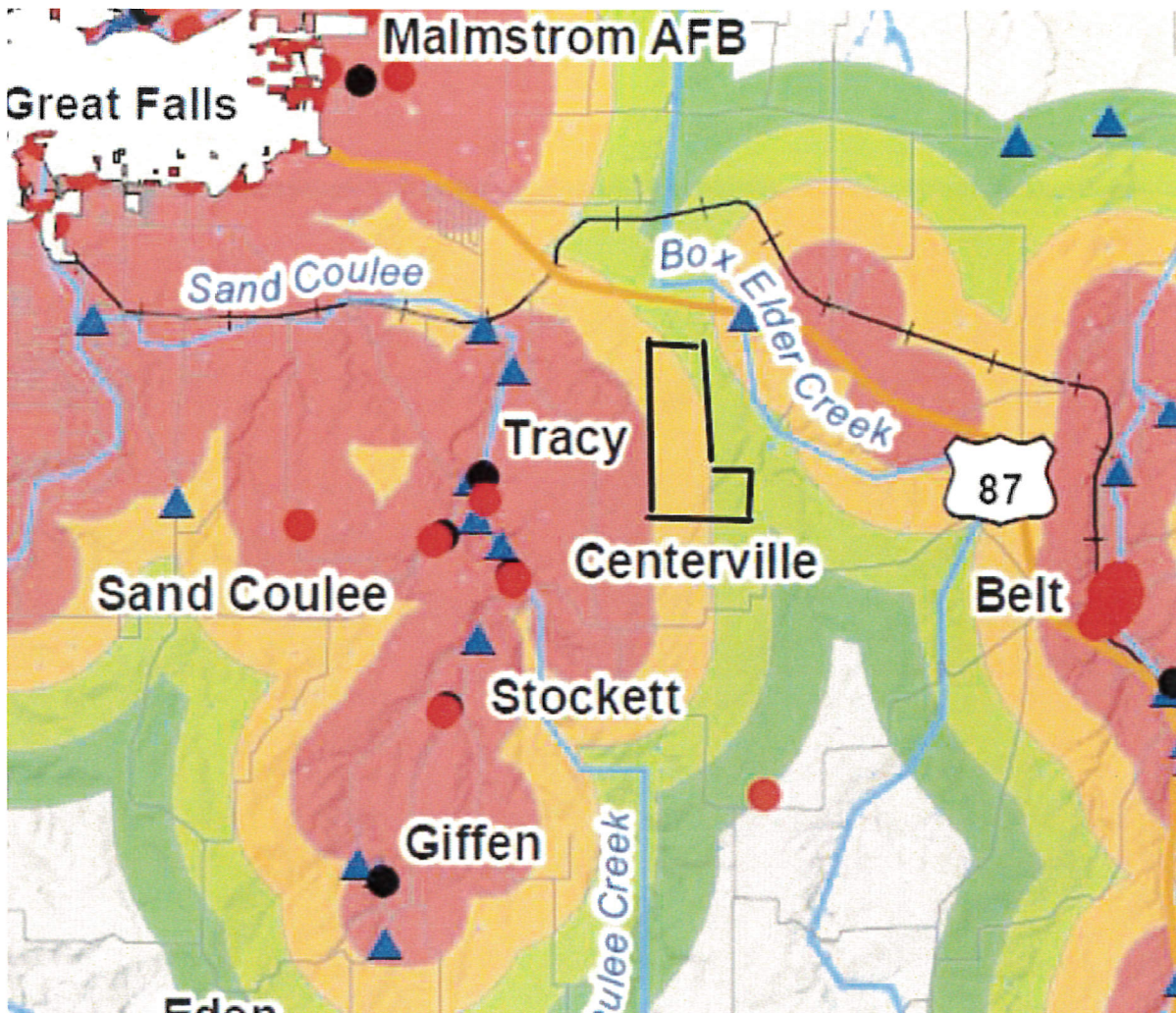
- **The subject property is located in an area with significant fire hazard.**
 - a) “Cascade County’s history with wildfire, dry and windy weather conditions, large acres of the county in CRP and private access roads to rural subdivisions has prompted the MHMP Planning Team to identify wildfires as a significant hazard.” (Cascade County Multi-Hazard Mitigation Plan (MHMP) Adopted by the County Commissioners in 2017, pg. 4-30)
 - b) “The subject property is located in an area that is rated as “High hazard Key Risk” for wildland fires.” (Source: MHMP – See Attachment 1)
 - c) “Areas with this rating represent “a substantial risk of life loss, severe financial impact on the community or unusual potential damage to property in the event of fire.” (Source : Cascade County Community Wildfire Protection Plan (CWPP) pg. 27& pg. 28)
 - d) Fire hazard is of particular concern for the proposed Silver Falls Distillery because they will be producing, bottling and transporting flammable liquids on-site.
- **Two emergency access approaches for vehicles should be required.**
 - e) “Land use regulations can reduce the incidence of wildfire by addressing defensible space and access for emergency vehicles.” (MHMP pg. 4-31)
 - f) “There must be a **minimum of two approach routes** to ensure more than one escape route and access routes by emergency vehicles.” (MHMP pg. 4-32)
 - g) The Cascade County subdivision regulations, “Wildland Fire Risk and Hazard Severity Assessment Form” indicates that developments that have “Access with one road in/out” as a high hazard.
 - h) The Cascade County subdivision regulations require the following for all major subdivisions, “Access to the property in all major subdivision and some minor subdivisions shall be provided by a minimum of two approaches located as remotely from each other as possible to assure more than one ingress/egress route for residents and emergency service providers.”

- **The development has not demonstrated that water availability is adequate for fire fighting purposes.**
 - i) "A fire-fighting water source and access to that source must exist and be maintained as defensible space. Requirements for water supply systems are stipulated and may include fire hydrants or storage tanks." (MHMP – pg. 4-32)
 - j) The Cascade County Subdivision regulations contains standards for water supply in subdivisions. (Section 10.15.5) The application does not contain details regarding the amount of water storage or location to demonstrate that the development would provide water protection equivalent to what is required for developments with similar impact. Although the applicant notes that a hydrant can be placed on site, there have been no test wells to demonstrate that the well could meet pumping standards regarding the Gallons per Minute (GPD) that are required for fire fighting protection.
- **Extended emergency response time due to distance from fire stations**
 - k) The subject property is within the Sand Coulee Fire Service Area. Sand Coulee FSA is a volunteer fire department. "To ensure an effective fire fighting force on the scene of significant fires in these kinds of risks, current staffing levels need to be augmented with paid-call fire fighters, volunteers and mutual aid from other fire departments. Great Falls Fire/Rescue contracts for fire protection with 16 rural fire districts, surrounding the City of Great Falls, including Sand Coulee." (CWPP pg. 27)
 - l) "To be minimally effective in controlling a structure fire, the initial responding apparatus should reach the scene of the structural fire before "flashover" occurs. The time from ignition to flashover varies based on the materials involved in the fire, but generally occurs somewhere between 4 and 10 minutes. (pg. CWPP 29)"
 - m) The proposed development is located approximately 9-road miles from both the Sand Coulee Fire Department, Great Falls Fire east side fire station and Malmstrom Fire station. Response time for staffed fire departments in the City of Great Falls to navigate city streets, Hwy. 89 and a mile of gravel road is estimated at 20 minutes. Sand Coulee would have to navigate rural roads, Hwy. 89 and a gravel road. There would be additional time for volunteers to respond to the fire so response time would be approximately 30 minutes. Both response times are well beyond the time to flash point where it is possible to control a structure fire.
 - n) Since the Great Falls Fire/Rescue Department has full-time staff, it would likely be the first responder to a fire incident. There is no documentation in the record that the Great Falls Fire Department was contacted to review the SUP.
 - o) The Cascade County subdivision ordinance requires a fire protection plan (10.5.2) for equivalent developments with similar impacts in the county.
- **Building Materials**
 - p) Recommended building materials for areas with high risk of fire hazard include, Class A Roof and Non-combustible resistant siding/decking materials. (Cascade County Subdivision Ordinance Wildland Fire Risk Severity Assessment Form)

Recommended Conditions

1. Submit a revised site plan to indicate the location of utility easements.
 2. Due to fire hazards and potential service outages from high winds all utilities are to be placed below ground as is required by equivalent developments with similar impacts in the county and as is recommended in the Cascade County Multi-Hazard Mitigation plan.
 3. As recommended in the CWPP, MHMP and is required for equivalent developments with similar impacts in the county, a secondary emergency access should be required to be built in accordance with the County and state standards for gravel roads that have been cited in this memo.
 4. Water storage system for fire fighting shall comply with design standards in section 10.15 of the Cascade County Subdivision Ordinance as is required for equivalent developments in the county with similar impacts.
 5. Since the response time for fire services is 20 minutes or more, the applicant should be required to prepare a fire protection plan as is required for equivalent developments with similar impacts in the county in section 10.15 of the Cascade County Subdivision Ordinance.
- q) Require building materials for areas with high risk of fire hazard to include, Class A Roof and Non-combustible resistant siding/decking materials.

Attachment 1: Wildfire Risk in Cascade County



Red = Maximum/Worst Risk

Yellow = High Hazard Key Risk

Green – Moderate/Typical Risk

Source: Cascade County Multi-Hazard Plan (Figure 6 pg. 4-33)

Note: Subject Property outlined in black.

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

February 6, 2020

PUBLIC COMMENTS

MFP SILVER FALLS DISTILLERY & BOTTLING PLANT SUP TRAFFIC CONCERNS

❖ Highway Access to MFP

- MFP/SFD responded to the SUP question about access to the site by stating that “Legal public access will be provided to the property from US Hwy 89. Access to the distillery will be via an ingress/egress route to and from US Hwy 89 on the MFP property. A Montana Department of Transportation approach permit will be obtained that will connect the access route to Hwy 89. MDT has determined that improvements to Hwy 89 are unnecessary given the anticipated number of vehicle trips per day.”
- **QUESTIONS**
 - 1) Please define/clarify “legal public access”. Will there be public access during all operating hours? Will there be a contingency plan for after-hours emergency access?
 - 2) Will ZBOA require a Traffic Impact Study?
 - 3) Will MFP pay for access from the Highway 89 to the MFP private road(s)?
 - 4) Will there be separate roads to access BSC and SFD?
 - 5) Will there be a secondary wider paved access road for emergency vehicles in the event of fire, motor vehicle accidents, waste spillage etc.
 - 6) Will there be a widening of Highway 89 for a turn lane to access MFP?
 - 7) Will there be signs from both directions warning of slow traffic turning to the left/right (according to which end the signs are placed)?
 - 8) Will there be a yield lane for vehicles transitioning from 70 mph to an appropriate turn speed?
 - 9) Will there be a traffic light for the turn onto MFP private road?

C.K. Craven
Homeowner

❖ **Road Surfacing**

- MFP states in the SUP that “All internal roads will be improved with appropriate surfacing materials, including asphaltic concrete paving, Portland cement concrete paving, and gravel surfacing where appropriate”.
- **QUESTIONS**
 - 1) What surfacing does MFP deem “appropriate”? There has not been a commitment in either BSC or in SFD.
 - 2) If gravel surfacing is used, what is the plan for dust control?
 - 3) What surfacing will be used for the tanker trucks and heavy delivery trucks?
 - As the applicant stated above, “...appropriate surfacing materials, including...”. There is not a commitment to paved roads. Will the type of road surfacing, specifically paved roads for emergency vehicles, tankers and large delivery trucks, be identified as a commitment prior to the approval of the SUP?
 - 4) Are there any design standards implemented to determine if the subgrade and surface are adequate for the traffic created by Silver Falls Distillery plus Big Sky Cheese? Are there standards implemented for weight limits?

❖ **Highway Wear & Tear**

- The tankers and heavy trucks with Silver Falls Delivery include heavy inbound tankers delivering spirits until distillation begins and heavy outbound trucks delivering bottled packaged products, plus normal delivery trucks and personal vehicles. The additive impact of Big Sky Cheese will include milk delivery tanks inbound and whey delivery outbound plus routine delivery trucks and personal vehicles.
- **QUESTIONS**
 - 1) Will the road access onto MFP property be considered a public road? If so, will there be a fiscal impact to the taxpayers of Cascade County?
 - 2) Is the internal road onto MFP land a private road that is just open to the public during operating hours and thus maintained totally by MFP or its lessor?
 - 3) Will the established truck routes in Great Falls need road improvements to manage this additional traffic?

❖ **Unknown Variables**

- Per MFP responses in the SUP, there will be 18 full-time employees (FTE) by year three.

○ **QUESTIONS**

- 1) Will the 18 employees be 40-hr/week employees or full-time equivalent employees? If full-time equivalent that will add numbers of employees and also increased traffic volume, plus increased water usage and wastewater output.
- 2) Do the 18 employees include management and administrative positions planned at peak production?
 - Per MFP SUP Use Statement “When development is complete and the distillery is operating at peak capacity, the venture will create employment opportunities for laborers, skilled and management level jobs in the distillation, bottling and transport of spirits/liquors”.
- 3) If new jobs will be created as per above, how many more jobs will be created?
- 4) Per MFP, “When volumes increase to peak capacity, a second shift will be added, at which time hours of operation will be 6:00 am to 12:00 am (midnight) Monday-Friday and Saturdays 8:00 am to 6:00 pm.”
Will additional employees be added at this time? If so, how many?
- 5) Per MFP, “Peak daily traffic impacts are expected to occur just prior to and after work shifts. generating approximately 15 additional vehicle trips between 6:30 am and 7:00 am and again between 4:00 pm and 5:00 pm. The majority of vehicles will be entering from the west and exiting to the west.
 - Per the “15 additional trips between 6:30 am-7:00 am and 4:00 pm -5:00 pm”, please clarify if they are included in the 18 full-time employment employees as presented in the SFD SUP?
 - Do the same 15 vehicles that arrive in the morning stay all day and leave between 4:00pm -5:00pm?

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- MFP reported vehicle round trips rather than traffic volume.
- Traffic volume is the number of vehicles crossing a section of road per unit time at any selected period. (i.e. delivery truck in and delivery truck out adds 2 to the traffic volume, whereas a round trip delivery truck only counts for 1 vehicle trip).
 - Traffic volume includes employees, retail customers, visitors, large delivery trucks, mail deliveries, UPS/FedEx pickups and deliveries, packaging supplies, garbage trucks and bulk tanker truck deliveries.

- The traffic volume will include many heavy delivery trucks as well as several tankers, along with personal vehicles for employees and visitors. Traffic generates noise. Additionally, there are concerns about safety without a traffic light and a turning lane when turning in/out of the MFP property.
- Based on the traffic numbers provided by MFP in the SFD SUP, the daily traffic volume will be 125 vehicles/day crossing a section of road (i.e. inbound to MFP and outbound to the highway).
 - Traffic Volume for SFD = 125 per day
 - Traffic Volume for BSC = 119 per day
 - **Traffic Volume = 244/day combined SFD & BSC**

➤ **Quality of Life**

- At peak production Silver Falls Distillery will be open a total of 156 hours/week, from 6am to midnight, which is 18 hours x 6 days per week plus 8 hours x 6 days at the retail store. Big Sky Cheese will be open 106 hours/week. These lengthened hours of operation will have impacts of not only additional traffic but also additional lights and noise.
- There are valid concerns about not having a wider paved secondary road for emergency access for fire trucks and emergency vehicles. Easy and timely emergency access in all weather conditions is vitally important.
- Currently, the section of highway from the east end of Great Falls to the location of the MFP land is a relatively quiet area. There are widely-spaced farms and rural residential acreages, with no nearby industrial operations. This extra traffic and lengthened work hours with the accompanying traffic, noise and lights may contribute to a decreased quality of life for the current landowners.

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

Montanans for Responsible Land Use

C.K. Craven
Homeowner

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

February 6, 2020

PUBLIC COMMENTS

MFP SILVER FALLS DISTILLERY & BOTTLING PLANT SUP TRAFFIC CONCERNS

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Homeowner

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Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

Montanans for Responsible Land Use

C.K. Craven
Homeowner

Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Carolyn K. Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

Comment Subject (please check one):

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Silver Falls Distillery & Bottling Plant SUP

Comment

01.19.20 SFD Background Info & Questions ZBOA

01.22.20 SFD Wastewater ZBOA

01.26.20 SFD Traffic ZBOA

02.05.20 SFD Fire & Emergency Vehicle Access Concerns ZBOA

02.06.20 SFD Traffic Concerns ZBOA

02.07.20 SFD Cumulative BSC-SFD Impact ZBOA

For Office Use Only

Date Received:

Date Reviewed:

Complete:

☐ Yes☐ No

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

February 7, 2020

PUBLIC COMMENTS

**MFP SILVER FALLS DISTILLERY & BOTTLING PLANT SUP
CUMULATIVE BSC & SFD IMPACT**

It appears possible that SFD did not calculate water usage and wastewater effluent for peak production amounts.

<i>NOTE: Calculations are based on peak production per MFP.</i>	BIG SKY CHEESE	SILVER SPRINGS DISTILLERY	COMBINED TOTALS
Hours of Operation	Open 106 hours/week	Open 166 hours/week	272 hours open/week
Traffic Volume (TV) Employees Retail & Visitors Deliveries & P/U	Total TV=120-150/day 20 TV/day 70-100 TV/day 30 TV/day	Total TV=115-125/day 36 TV/day 40-50 TV/day 39 TV/day	235 - 275 TV/day <i>TV = Traffic Volume</i> The number of vehicles crossing a section of road per unit of time (i.e. turning off hwy onto MFP access road counts going in and coming out as 2 crossings of a section of road).
Water	Water usage 12,960 gpd (10.34 ac-ft/yr) Source 1-2 wells	Water usage ~1,600 gpd (1.28-1.52 ac-ft/yr) Source 2 wells from BSC	~12 ac-ft/year <i>Request specific calculations from MFP based on published industry standards on the process water usage.</i>
Wastewater	13,000 gpd process 10.4 ac-ft/year (5-day) <i>Spray irrigation</i> + Liquid whey waste 9,720 gpd <i>For animal feed</i> + 300 gal/day Domestic wastewater	1,150 gal/day process 300,000 (5-day) to 360,000 (6 day) gal/year + 1,150 gal/day cleaning wastewater <i>Spray irrigation</i> + 450 gal/day Domestic wastewater	Process 10.4 ac-ft/yr BSC Process 1.10 ac-ft/yr SFD Total=11.5 ac-ft/yr <i>Request specific calculations based on published industry standards for the process wastewater plus the estimated cleaning and domestic wastewater amounts</i>

C.K. Craven
Homeowner

Pages 2-3 show the details from the SUPs...

BIG SKY CHEESE	SILVER SPRINGS DISTILLERY	COMBINED TOTALS
<p>Hours of Operation 260 days/year – 5 days/wk 7am-4pm processing 4pm-7pm M-F cleaning 8am-2pm Sat cleaning Retail store 8am-4pm</p> <p>Therefore... Production 5 days/week Hours 7am-4pm plus cleaning 4pm-7pm M-F and 8am-2pm Sat and Sat 8am-4pm</p> <p>Hours Open/Day x 5 days 9+3+8 = 100 hours/week + 6 Sat = 106 hours/week</p> <p>Open 106 hours/week</p>	<p>Hours of Operation 260-310 days/year 7am-7pm Mon-Fri Occ work shifts on Sat At later stage, 6am-12am Mon-Fri + Sat 8am-6pm</p> <p>Therefore... Peak production 6 days/week Hours 6am-12am M-F and Sat 8am-6pm</p> <p>Hours Open/Day x 6 days Initially 12 M-F + retail 8+occ Sat</p> <p>Peak 18 hrs/day x6 + 10 Sat=118 Retail 8 hrs/day x6 = 48</p> <p>Open 166 hours/week @ peak</p>	<p>Need clarification on full-time employment 40-hr/week vs full-time equivalent employment. It appears that at peak production there could be far more than 28 employees.</p> <p>Likely 6-day week BSC & SFD w/extended hours SFD from 6am-12am. This may increase number of employees. This will increase amount of water, wastewater and traffic volume.</p> <p>BSC – Open 5 days/wk – 106 hrs SFD – Open 6 days/wk – 166 hrs</p>
<p>Retail store 8am-4pm Avg 35-50 customers/day</p>	<p>Tasting room 8am-4pm Avg 20-25 customers/day</p>	<p>Range of 35+20 to 50+25 55 + 75 = 130 x 2 = 160 Range 55 to 75 cust/day Traffic Volume 110-150/day</p>
<p>Employees 5-10 FTE 5-10 FTE</p>	<p>Employees Yr 1 – 8 FTE Yr 2-13 FTE Yr 3-18 FTE</p>	<p>Peak Production Traffic Volume 10 BSC + 18 SFD x 2 = 56 TV</p>
<p>7 delivery trucks/day 10 employee trips/day 35 retail customers/day</p> <hr/> <p>Milk delivery 1.35 trucks/day Whey delivery 1.21 trucks/day Cheese delivery 1 truck/day Garbage 2 trucks/wk Cheese manufacturing 1 tr/wk Packaging supplies 1 tr/wk Mail delivery 1 tr/day</p> <p>Lab samples UPS 1-2 tr/day</p>	<p>109 trucks/yr delivering spirits 20,000 liter truck capacity This will cease when bottling plant opens +</p> <p>161 outbound trucks/yr 2.1 add'l inbound trucks/wk 3.1 add'l outbound trucks/wk Packaging 3.1 trucks/wk Garbage 1 truck/wk UPS, FedEx 1-2 trucks/day Mail delivery 1 truck/day</p>	<p>BSC Traffic Volume Avg 119/day</p> <p>SFD Traffic Volume Avg 125/day</p>

BIG SKY CHEESE	SILVER SPRINGS DISTILLERY	COMBINED TOTAL
<p>Solid & Liquid Waste</p> <p>13,000 gal/day process wastewater Equals 10.4 ac-ft/yr 339,000 gal/year (5 day/wk) Dispose via spray irrigation</p> <p>Liquid whey waste 9,720 gpd (to locals for animal feed)</p> <p>Domestic wastewater 5-10 emp plus visitors = 300 gpd</p> <p>Solid cheese waste 250 lbs/day</p> <p>Packaging solid waste 60 lbs/day</p> <p>Employee solid waste 40 lbs/day</p>	<p>Solid & Liquid Waste</p> <p>1,150 gal/day process wastewater / 300,000 gal/year to 360,000 gal/year Equals 1.1 ac-ft/yr</p> <p>Liquid cleaning waste 1,150 gpd (0.92-1.09 ac-ft/yr) Using spray irrigation</p> <p>Domestic wastewater 18 emp plus visitors = 450 gpd Equals 1-2 residences Via septic tank & drainfield</p> <p>Distillation solid waste 50 lbs/day</p> <p>Packaging solid waste 50 lbs/day</p> <p>Employee solid waste 60 lbs/day</p>	<p><i>Request specific calculations based on published industry standards for the process wastewater plus the estimated cleaning and domestic wastewater amounts.</i></p> <p>Domestic Wastewater Est 750 gal/day Dispose via septic system</p> <p>Process solid waste 300 lb/day</p> <p>Packaging Solid Waste 110 lbs/day</p> <p>Employee Solid Waste 100 lbs/day</p>

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

Montanans for Responsible Land Use

C.K. Craven
Homeowner



Public Comment Form

Cascade County Public Works Department Planning Division
 121 4th St N, Suite 2H-2I Great Falls, MT 59401
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Commenter Information

Name: LaLonnie Ward

Complete Address: 70 McKinior Road, Highwood Route, Great Falls, MT 59405

Comment Subject (please check one):

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Silver Falls Distillery SUP Application

Comment

Ladies and Gentlemen of the Cascade County ZBOA,

For a proposed project that proclaims to be a distillery offering Value-Add Ag, thus justifying a SUP in the Agricultural zoning district, the development timeline is in reverse order. The portion of this project that would utilize Montana agricultural commodities, should it even occur, comes a proposed five to ten years down the road, when an actual distillery is then planned to be added. The first two phases of the project entail only a commercial plant for the bottling, distribution, and eventually the blending of "imported", previously distilled spirits. Neither of the initial two phases creates any Value-Added Ag products onsite, and both are more appropriately suited to be developed in a Commercial zoning district. Furthermore, no part of the SUP application indicates from where the spirits are to be imported: will the imported spirits come from a distillery in the State of Montana, or from an out-of-state US distillery or from a distillery in a foreign county? As there is no guarantee to when, or even if, the phase of this project that makes it eligible for a SUP in the Agricultural zoning district, will occur, the SUP application, as currently proposed, should be denied.

Your consideration is greatly appreciated.

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Silver Falls Distillery - Special Use Permit

Public Comment

Submitted by Deborah & Michael Jenkins

2-9-2020

We wish to comment on the follow 3 topics regarding the Silver Falls Distillery SUP. Please read its entirety and count this as 2 public comments as it is from the both of us:

1. Hours of Operation: The ZBOA should require a condition to restrict the hours of operation as stated in the applicant's response.

The application includes a plan of operation specifying the number of hours and days per week that proposed distillery will be open.

"Pursuant to the Proposed Plan of Operations adopted for Madison Food Park (MFP) as drafted by the project development team, the distillery is expected to operate between 260-310 days per year; i.e., 5-6 days/week. Plant operation during a typical workday will initially be 7 am to 7 pm Monday – Friday and there will be occasional work shifts on Saturdays. When volumes increase to peak capacity, a second shift will be added, at which time hours of operation will be 6 am to 12 am Monday-Friday and Saturdays 9 am to 6 pm." (pg. 20 of PDF file)

- Establishing the hours of operation to be consistent with the plan of operation submitted with the application is critical because this provides the basis for calculating traffic, water use, and wastewater use. The estimates that were provided by the applicant to ZBOA will not be accurate unless there is a condition to restrict hours per the plan of operation. Also, the estimate of water use provides the basis for determining whether the water wells are exempt from permitting by DNRC. If the hours of operation are expanded to 24-hours, these wells could easily exceed the threshold for exempt wells and could require permits and water rights.

2. Water Usage and Affects: Application data provided is insufficient for the public to make informed comments or for the ZBOA to establish the findings and conclusions necessary to support their decision regarding protection of public, community, or private water supplies, including possible adverse effects on surface waters or ground water:

Response to Question 10 from the application includes an operation plan that states:

"Initially, the liquors/spirits (e.g. vodka, whiskey, tequila) will be distilled and blended offsite and delivered to the site in bulk tanker trucks and will be transferred into onsite holding tanks. From the holding tanks, the liquors/spirits will be bottled, sealed, packaged, stored, and shipped from the facility. In the near future (+/- 3 years) liquors/spirits will be blended, bottled, sealed, packaged, stored, and shipped from the facility. Eventually, (+/- 5-10 years), the distilling of certain liquors/sprints (e.g. vodka and whiskey) will occur onsite. Yield will increase from 500,000 bottles (average 750 ml/each) in year 1 to 1,200,000 bottles in year 2, and 2,900,000 bottles in year 3." (pg. 21 of the PDF file)

- a. Wastewater - As stated in operation plan, the distillery will be developed in phases. The response to Question #17, however, is not clear as to which phase is the basis for the estimate of wastewater output. The application estimates wastewater output as follows:

"Liquid waste (cleaning/disinfection) as, "1,150 gpd (0.92 – 1.09 ac-ft./year). (pg. 24 of the PDF file)

- Since this statement makes no reference to liquid waste from the distilling, production, cooling or other related operations that are part of a distillery, it appears this estimate is based only on the bottling phase that is described in the SUP. The applicant should be required to provide calculations for all aspects of the operation to support the estimates for the distillery when it is at full operation for both bottling (cleaning/disinfection) and production (wastewater from processing operations) for 2.9 million bottles per year prior to application being approved.
- b. Water Use - Likewise, as stated in the application in response to Question #18, the application estimates water usage as:

"1,600 GPD (1.28 – 1.52 ac-ft./yr)". (pg. 24 of the PDF file)

- Is this estimate of water use for the bottling operation or does it represent water usage when the distillery is at full operation with both bottling and production for 2.9 million bottles per year? Will the applicant be required to clarify this matter, and will they be required to provide calculations and documentation to support estimates for water use at full production prior to the application being approved? Such information may include data from similar distilleries manufacturer's specifications. The estimate of water use is critical to evaluate potential adverse impacts on nearby wells and to determine if water rights will be required.
- c. Well location and Cumulative Impact - The response to question #18 in the application states:
- "The development plan for accessing the source of the water required for utilization at MFP already includes the installation and development two (2) exempt wells which will draw water from the Madison Formation located beneath the property. A third exempt well will be installed if deemed necessary." (pg. 24 of PDF file)*
- The site plan, "Exhibit E" only indicates the location of two wells. There is no indication on the site plan regarding the location of the third proposed well.
 - The estimated water use for the Big Sky Cheese facility was 9.9 acre/ft-yr. and is just under the 10-ac ft/yr. threshold for an exempt well. From the estimates of water use for the Silver Falls Distillery application, it appears that combined water use at the two facilities will exceed the threshold for an exempt well. There has been no estimates or analysis on the cumulative impact proposed water usage from both facilities.
 - The application states that the wells are exempt from requiring a permit. Regarding exemptions for water permits, the MCA Section 85-2-306.3 a.iii, states, "except in a combined appropriation from the same source by two or more wells or developed springs exceeding 10-acre-feet, regardless of the flow rate, requires a permit." As stated above, the combined appropriation from two manufacturing uses are likely to exceed the threshold for an exempt permit. The applicant should be required to verify that the combined appropriation does not exceed this threshold.
 - Regarding concerns related to water/wastewater estimates, it should also be noted that the County Commission made the following finding in the written decision on the appeal for the Big Sky Cheese Plant.

*"The Cascade County Commission after consideration of the entire record for the SUP #006-2019 concerning only Condition #3 **AFFIRM** in part that a mitigation condition is reasonably necessary to protect the public, community and/or private water supplies, including possible adverse effects on surface water and/or groundwater from materially endangering the public's health and safety;"*

3. Water Well Monitoring: The ZBOA should require a condition that monitors the water usage of the wells to ensure there are no adverse impact on nearby wells.

Per the "Commissioners Written Decision" on the appeal of conditions for the Big Sky Cheese Plant, (11/25/19), the Commissioners made the following findings:

- "1. Based upon the foregoing facts contained in the record, there may be possible adverse effects on nearby water sources based on the estimated water draw from the Madison Formation aquifer caused by the proposed development justifying imposition of reasonably necessary condition(s) to mitigate the risk" (pg. 6)*
- "8. Reporting to the Planning Department is also unnecessary to ensure the public has access to water monitoring reports as any water monitoring and reporting required by DNRC will be available through DNRC for the public's review upon request." (pg. 7)*
- Subsequent to the County Commission written decision, DNRC staff was contacted to determine the accuracy of Finding #8. As noted below, DNRC is "precluded" from requiring any type of measurement device on exempt wells, as stated here:

"In response to your first question, the DNRC does not monitor exempt wells. The department maintains the water rights database which includes certificates of water rights for exempt wells. However, the department is precluded by statute from requiring any type of measurement device on wells that are issued under 85-2-306, MCA (85-2-113(2)(b), MCA). If someone suspects illegal water use may be occurring, they may file a complaint with the department, and it will investigate the complaint. Here is a link to a water dispute options document:

<http://dnrc.mt.gov/divisions/water/water-rights/docs/forms/609-ins.pdf>.

(Source: Millie Heffner, Water Rights Bureau Chief, DNRC)
- Although the County Commission has acknowledged that there is justification for a condition regarding water use, they rescinded the condition for monitoring of wells based on an erroneous assumption that DNRC conducts such monitoring. Since it has been established that DNRC is precluded from such monitoring of exempt wells, this condition should be imposed on the distillery.
- It is important to note, that the applicant is responsible for monitoring activities and must submit such monitoring reports to the Planning Department. The planning staff only has the responsibility of keeping such reports on file and making them available for public review.



Public Comment Form

Cascade County Public Works Department Planning Division
 121 4th St N, Suite 2H-2I
 Great Falls, MT 59401
 Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form.

Commenter Information

Name: Tammy Kantorowicz

Complete Address: 746 Highwood Rd, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application
 ☐ Subdivision
 ☐ Zoning Text and/or Map Amendment
☐ Growth Policy
 ☐ Variance
 ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment
☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment:

Please see attached document.

I am commenting on the Special Use Permit application for the Silver Falls Distillery. Please see attached

document for my additional comments.

I am requesting the ZBOA hearing on February 13, 2020 to be moved to the evening or an additional

session is held in the evening. It is difficult for several members of the public to be able to leave work

to publicly comment on this important topic.

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Cascade County Planning Board
Public Hearing February 13, 2020 9 am.
Family Life Center, Expo Park
Great Falls, MT

Tammy Kantorowicz, property owner
746 Highwood Rd, Great Falls, MT

February 9, 2020

I am concerned about this proposed Special Use Permit.

1. It is not clear to me how much water will be used by this operation and others on site. The numbers seem to change. I am concerned about the effect it will have on the surrounding area and whether or not this operation meets the guidelines for an exempt well. The operation seems like it could exceed 10-acre feet of water. Is drilling multiple wells an effort to stay exempt because totally volume exceeds this limit? I feel it is in the publics best interest to see if the operator is being honest about their operation and how much usage they actually have. In order to verify water usage, some type of metering should be established with clear guidelines for consequences if using more than allowed for exempt wells. If this business is honest, this should not be a problem.
2. How much waste water will be produced by this operation and how will it be handled? This does not seem to be clearly defined for when the operation is at peak capacity.
3. This application appears to not have substantial information to adequately address the proposed traffic increase and road use. I am concerned about the increase in traffic to this site and how it will affect the surrounding area. i.e. road traffic increase to and in Great Falls. The amount of traffic this operation will have will be in addition to the traffic to the Big Sky Cheese plant. The permit discusses an increase in traffic for this operation as minimal to current traffic, but does not consider traffic created by the cheese plant.
4. I am still concerned about emergency services access at this food park. A fire at this facility could be a substantial loss to surrounding properties if fire services cannot adequately access the property.



T. Kantorowicz
746 Highwood Rd
February 9, 2020



Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I Great Falls, MT 59401

Phone: 406-454-6905 | Fax: 406-454-6919

Email: planningcomments@cascadecountymt.gov

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Commenter Information

Name: Linda Metzger

Complete Address: 32 Windy Ridge Lane, Great Falls, MT 59404

Comment Subject (please check one):

- ☒ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

The proposed Silver Falls Distillery SUP states:

"100% of all paper based, glass, and plastic products used in the operation of the MFP facilities will be recycled onsite and transported off-site for further value-added processing by strategic partners."

For several years there has been no recycling facility in Cascade County for plastic or glass because, according to City and County officials, there's no market for it. It's financially prohibitive. So to what specific off-site location will Silver Falls Distillery be transporting its glass and plastic? Who specifically are its "strategic partners"? How is this financially practical?

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Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Commenter Information

Name: Nate Kluz

Complete Address: 597 Armington Road Belt, MT 59412

Comment Subject (please check one):

- ☒ Special Use Permit Application
 ☐ Subdivision
 ☐ Zoning Text and/or Map Amendment
☐ Growth Policy
 ☐ Variance
 ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment
 ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Silver Falls Distillery

Comment

SEE ATTACHED

For Office Use Only			
Date Received:		Date Reviewed:	Complete: <input type="checkbox"/> Yes <input type="checkbox"/> No

I am writing to urge the Zoning Board of Adjustments (ZBOA) to deny the Special Use Permit (SUP) for the Silver Falls Distillery (SFD).

The most significant deficiency of this SUP is its failure to account for the previously approved SUP for Big Sky Cheese on the same parcel. This application does not adequately reflect what the relationship will be between the two in terms of shared infrastructure and services and the cumulative effects of the combined projects. There is no consideration of the cumulative effects of both projects on traffic, fire safety or water consumption. The SFD project needs to be considered with full recognition of BSC as approved.

The SUP application also suffers from a lack of specific details about the project. There is no specificity in regards to the environmental controls for the project in terms of water reclamation. The application lacks specificity as to what this project will use to treat water and if it will be a shared system with BSC. Saying a DEQ approved system is too ambiguous. There is also a lack of details about what's project phase the numbers provided for water use and waste represent. It is unknown if these are for start-up or peak operations. The calculations in the application ought to reflect peak production. As of now that is not the case as the projected water need is less than the amount of spirits produced at peak.

The SUP application also fails to meet several thresholds of the growth policy and the staff report is far too generous in its assessment to SFD's claims. For example, the applicants response to Goal 1 A is a vague one sentence claim that "The proposed development will be a new addition to agricultural industry". Staff responds that "It is anticipated that future distillation will source grains from the region that will bolster the agricultural economy". What led staff to believe that? The application has totally backslid from previous claims of value-added agriculture and makes no assurances of such benefit going forward. This whole section of the application is full of ambiguous nonsense from the applicant and enthusiastic, but unsupported staff responses.

Lastly, the subject of a "tasting room" needs to come up. As someone that drives Highway 87 hundreds of times a year, this is a non-starter. This road is dangerous enough now and will become even more so with every phase of this project. Based on numbers provided by a Madison Food Park (MFP) representative on 5/20/2017, MFP will take approximately 1.5 billion pounds of live animals a year at peak production. That equates to over 30,000 inbound semi trucks a year in addition to 3,000 employees. The last thing this community needs is people drinking and driving at the epicenter of this industrial activity. There is also a major bio security risk bringing the public into this space. The notion of a tasting room speaks to the poor judgement of the developers and should put everyone on edge.

This is the first application for a distillery to come before this board. The definition of distillery and its inclusion as part of agricultural zoning was added to the Cascade County Zoning Regulations in 2017 at the behest of Mr. Friesen. It was a mistake to make that change, but here we are. Please hold this application to the highest standard possible and deny it.

